

## **Broads Authority**

### **Planning Committee**

Minutes of the meeting held on 2 December 2011

#### **Present:**

Dr J M Gray – in the Chair

Mr M Barnard	Dr J S Johnson
Mrs S Blane	Mr A S Mallett
Mr N Dixon	Mr P E Ollier
Mr C Gould	Mr R Stevens

#### **In Attendance:**

Mrs S A Beckett – Administrative Officer  
Mr S Bell – for the Solicitor  
Mr F Bootman – Planning Officer  
Mr J Clements – Planning Policy Officer  
Mr J Crosskill – for the Solicitor  
Mr B Hogg – Historic Environment Manager  
Ms C Smith – Head of Development Management  
Ms A Macnab – Planning Officer

#### **Members of the public in attendance who spoke:**

##### **BA/2011/0312/FUL Norfolk Heritage Fleet Norfolk Heritage Fleet Trust, Horse Fen Road, Ludham**

Mr B Read	For Applicant
Mr J Halls	BESL

##### **BA/2011/0336/FUL The Riverside Tea Room and Stores, Ferry Lane, The Green, Stokesby with Herringby**

Mr K Powley	Agent for the Applicant
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#### **3/1 Apologies for Absence and Welcome**

Apologies for absence were received from Mr S Dorrington, Mrs J Brociek-Coulton and Mr G W Jermany

The Chairman welcomed Mr Philip Ollier to his first meeting of the Planning Committee.

### **3/2 Declarations of Interest**

Members expressed declarations of interest as set out in Appendix 1 to these minutes.

### **3/3 Minutes**

The minutes of the meeting held on 4 November 2011 were confirmed as a correct record and signed by the Chairman.

### **3/4 Points of Information Arising from the Minutes**

There were no points of information arising from the previous minutes to report.

### **3/5 To note whether any items have been proposed as matters of urgent business**

There were no items of urgent business.

### **3/6 Chairman's Announcements and Introduction to Public Speaking**

(1) The Chairman gave notice of the Fire Regulations.

(2) **PIPA Conference: Planning for Sustainable Development**  
5 November 2011, Bristol

The Chairman reported that Colin Gould, Sholeh Blane and Julie Brociek-Coulton had attended a one day conference in Bristol on Planning for Sustainable Development in November and a brief note of some of the main points from the conference were circulated for information. The conference was considered to have been informative and well worth attending.

(3) **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. Those who wished to speak were requested to come up to the public speaking desk at the beginning of the presentation of the relevant application.

### **3/7 Requests to Defer Applications Included in this Agenda**

No requests for deferral of applications had been received.

### 3/8 Applications for Planning Permission

The Committee considered 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 in Appendix 2 to these minutes on the blue pages. 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.

The Head of Development Management explained that the Development Management Policies (DM) DPD had been adopted as part of the Authority's Local Development Framework since the reports had been written. The DM policies now replaced most of the Part 1 of the Broads Local Plan policies and therefore the assessment of the applications in the officers' presentations would reflect the change in emphasis.

(1) **BA/2011/0312/FUL Norfolk Heritage Fleet Trust, Horse Fen Road, Ludham**

Creation of a second boat dyke and extension of the existing mooring basin

Applicant: Norfolk Heritage Fleet Trust

The Planning Officer explained that the application was before the Committee as there were objections from neighbouring properties. The proposal involved the creation of a new mooring dyke and an extension to an existing mooring cut that would create a maximum of 25 additional moorings, to be used for sailing craft only. The existing Heritage Fleet had 20 boats moored for hire. The site was on the edge of Womack Water in a sensitive location within the Ludham Conservation Area and adjacent to designated nature conservation sites. The plans involved the use of the diggings for the creation of new habitat in land known as the folding between the flood wall alongside Womack Water and the soke dykes to the rear of the wall. Although there would be an initial loss of 500 square metres of reed bed, new areas of reed bed would be planted within the folding and together with the remaining reed there would be an overall net gain of 1,500 square metres, all of which were included within the mitigation plan and long term management plan recently submitted as part of the application. The Authority's Ecologist was satisfied that this was consistent with the Authority's biodiversity targets and would enhance the ecology of the site.

Since writing the report, two additional letters had been received in support of the application. Therefore there was a total of four in support and three letters raising objections. The concerns expressed were from residents of Horse Fen Road relating to the impact on the local highway network and impact on amenity due to the increase in traffic

movements due to the creation of the additional moorings. The applicant had submitted a traffic assessment and the Highways Authority had no objections. An engineering report had been submitted and the Rivers Engineer was satisfied that the spit of land remaining between the new and old dyke would be sufficiently stable.

In conclusion, the Planning Officer stated that officers were satisfied that the new moorings would result in no significant detrimental impact on the amenity of the neighbouring properties or unacceptable loss of any heritage asset. It would also not have a detrimental effect on the Conservation Area or the ecology of the area or impact on navigation. In addition the proposal would not result in any significant detrimental impact on the functioning of the local highway network. The application was in accordance with Policy DP4 and DP16 when assessed against relevant criteria (a) – (e) on the basis that the moorings were for private use. The application was therefore recommended for approval.

Mr Read, Chairman of the Norfolk Heritage Fleet Trust on behalf of the applicant, gave some background to the Trust explaining that its aim was to maintain as a living museum traditional wooden Broads sailing craft, the character of the yard and provide sailing tuition and opportunities for visitors to experience the Broads in a traditional way. He explained that the aim of the application was to let the additional mooring space as private moorings and increase the income stream for the Trust to support the operation of the Heritage Fleet. There was a long waiting list from owners of private sailing craft and the proposed increased mooring space would not be let to motor cruisers. He expressed appreciation for the advice received from BESL and the planning staff and the relevant organisations with which the Trust had been working to submit a comprehensive application and requested that members support the proposal.

In answer to a member's question, Mr Halls from BESL clarified that there was a split in land ownership with Environment Agency owning the bank along the Thurne and Natural England owning some of the land. However, all parties were satisfied with the proposed management plan.

Members considered that the proposal was sound in planning terms, there would be a net ecological gain and that the concerns over highway and amenity had been addressed. They considered that the proposal would also help to support the ongoing operation of the Heritage Fleet, a valuable asset to the Broads and its cultural heritage.

**RESOLVED** by 6 votes to 0 with one abstention

that the application be approved subject to conditions as set out in the schedule in Appendix 2 to these minutes as the application is considered to be in accordance with Policy DP16 of the adopted Development Management DPD as well as Core Strategy Policies

CS1, CS5 and CS6 and there are no material considerations to warrant refusal.

(2) **BA/2011/0364/FUL Waveney Inn and River Centre, Staithe Road, Burgh St Peter**

Installation of solar photovoltaic panels

Applicant: Waveney River Centre (2003) Limited

The Planning Officer explained that the application was before the Committee as the applicant was a member of the Authority's Navigation Committee. The proposal involved the installation of solar panels on the roofs of the boatshed building and the shop/apartment building within the Waveney River Centre. The panels would be coloured grey to match the existing roof colours and finished with an anti-glare coating. The application site was in a sensitive prominent location. However, the panels would sit within the roof plane and not be significantly raised above the line of the roof.

Since writing the report additional representations had been received from Burgh St Peter Parish Council in support of the application.

In conclusion the Planning Officer recommended approval as the proposal was not considered to have any significant detrimental impact on the amenity of local residents and the sustainability benefits of the proposal and the minimal landscape impacts would result in a form of development in accordance with national planning policy and the newly adopted local planning policies DP2 (Landscape and Trees) DP4 (Design) and DP8 (Renewable Energy).

Members concurred with the officer's assessment and considered that in planning terms and in the context of the site the proposal was acceptable.

RESOLVED unanimously

that the application be approved subject to conditions as set out in the schedule at Appendix 2 to these minutes as the application is considered to be in accordance with adopted Core Strategy Policy CS1 and Policies DP2, DP4 and DP8 of the newly adopted Development Management DPD.

(3) **BA/2011/0336/FUL The Riverside Tea Room And Stores, Ferry Lane, The Green, Stokesby With Herringby**

Proposed garage/workshop/store at Riverside Tea Room and Stores

Applicant: Mr and Mrs Barry Reynolds

The Planning Officer explained that the proposal was before the Committee in view of the objections received from the Parish Council and the request from the local member for Committee to consider it. The proposal was for a new double garage with a single room in the

roof space above, to be located in the garden to the rear of the village stores and tea room in Stokesby. Residential accommodation was provided in the cottage adjacent to the shop and at first floor level above the shop. The new garage would be used partly in association with the commercial businesses which operated from the site by providing storage for the tea rooms, stores and cycle hire operations, as well as being in association with the dwelling attached to the businesses by providing garaging and additional storage/ accommodation space on the first floor. The application site was immediately north of a Grade II Listed Barn which was the main issue to consider in this application. The design, including materials was aimed to relate to that building. The proposal would involve the removal of two sizeable domestic style wooden sheds and the existing garage, which was considered would be an overall improvement to the site. It was clarified that the ridge height of the barn was 8.6 metres, the ridge height of the host dwelling/shop 7.5metres and the proposed garage 7.1 metres, but as the land sloped down to the river, the proposed garage would appear to sit lower in the landscape.

The Planning Officer concluded that on balance the design, scale, form and materials proposed for the scheme would be suitable and acceptable and that there would not be any significant impact on the setting of the adjacent Grade II listed building. The materials proposed were considered to be appropriate and of an associated agricultural style. It was also considered that the proposals would not have a detrimental impact on the landscape, ecology or neighbour amenity. The recommendation was for approval.

This was endorsed by the Historic Environment Manager who added that, in his view, the proposed garage would be subservient to and complement the setting of the listed building and would not adversely affect it. It would also meet the criteria recently published by English Heritage.

Mr Powley, the agent for the applicants, was given the opportunity to address the Committee. He explained that the scheme was designed to provide extra storage space, tidy up the site and help in the efficient running and viability of the business which provided valuable tourist facilities for the Broads. Attempts had been made to match the vernacular of the barn and to address the concerns of the neighbours about overlooking through subsequent amendments to the design and lighting. He hoped members would accept the officer's recommendation.

Members were particularly mindful of the impact of the proposal on the listed building. They gave consideration to the concerns of the Parish Council and were of the view that these had been carefully addressed and would be taken into account in the conditions. It was noted that in association with concerns over precedent, all applications were considered on their merits. The Committee also had regard to the

comments from the Broads Society and considered the importance of the shop to both the local community and in providing facilities for visitors. Members concurred with the officer's assessment and considered that the proposal was acceptable subject to additional conditions to require the removal of the existing sheds and removal of permitted development rights.

RESOLVED unanimously

that the application be approved subject to conditions as set out in the schedule at Appendix 2 to these minutes with additional conditions relating to the removal of the existing sheds and permitted development rights as it is considered that the application is considered to be in accordance with Policy DP4 and DP28 of the adopted Development Management DPD.

- (4) **BA/2011/0361/FUL Burgh Common, The Common, Fleggburgh**  
To dig two scrapes at Burgh Common for biodiversity gain  
Applicant: Broads Authority

The Planning Officer explained that the application was before the Committee due to it being the Authority's own application. The scheme was on a site which had various conservation designations including RAMSAR and was designed to enhance biodiversity in the Broads fens and increase resilience of fen habitat to the effects of climate change by creating water areas and enhancing water storage and increase biodiversity. It was on land owned by Essex and Suffolk Water and managed by the Authority. The proposal involved the creation of two shallow scrapes or turf ponds and the material from the scrapes would be used to stabilise existing crossing points and raise pre-existing banks that had slumped over time.

Since writing the report consultation responses had been received from:

- Natural England – in support of the application as proposals will benefit biodiversity in Burgh Common SSSI
- Broads Society – encourage such initiatives
- Environment Agency - acknowledge the changes in flood levels. The proposed scrapes are classed as 'water compatible' development in Table D2 of PPS25, so are considered an 'appropriate' development type in Flood Zone 3 according to Table D3 in PPS25. No objections.

In conclusion, the Planning Officer recommended the application for approval as the scheme was designed to maximise the ecological value of Burgh Common and would have very positive and significant ecological benefits in accordance with the newly adopted DM Policies DP1 and DP2 on Natural Environment and Landscape and Trees. There would be no long term detrimental impact on the Broads

landscape and the Environment Agency was satisfied that the scheme was compatible development in Flood Zone 3 and any potential increase in flood level would be insignificant.

RESOLVED by 7 votes to 0 with one abstention.

that the application be approved subject to conditions as set out in the schedule at Appendix 2 to these minutes as the proposal is considered to be in accordance with Planning Policy Statements 9 - Biodiversity and Geological Conservation and 25 - Development and Flood Risk. It was also considered to be in accordance with Policies CS1, CS2, CS4 and CS20 of the Core Strategy and Policies DP1, DP2 and DP29 of the newly adopted Development Management Policies DPD, a material consideration in the determination of this proposal.

**3/9 Enforcement of Planning Control: Item for Consideration: Unauthorised Use of holiday cottages as permanent accommodation at Wayford Bridge, Smallburgh**

The Committee received a report concerning the unauthorised use of five detached three bedroomed holiday cottages as permanent accommodation at Wayford Bridge, Smallburgh. The cottages fell outside the development boundary and had been built since 2005 on the basis of planning permission granted for holiday accommodation on land originally part of the Wayford Bridge Hotel. The use of such cottages as permanent residential accommodation was contrary to policies of the Authority's development plan namely Policy CS24 of the adopted Core strategy and Policy DP15 of the adopted Development Management Policies DPD, which maintained the approach of the Broads Local Plan and adopted Core Strategy.

Members considered that it would be expedient to take enforcement action, the nature of which would be based on advice from the Solicitor in order to rectify breaches of planning control.

RESOLVED

- (i) that officers be authorised to take enforcement action on the basis of legal advice on those cottages believed to be occupied other than as holiday accommodation at Cottage Loke, Wayford Bridge, Smallburgh namely: Avocet, Bittern, Coot, Curlew and Mallard Cottages, and to require that the use of the holiday cottages as permanent accommodation cease; and
- (ii) that prosecution be instigated should there be non-compliance with any enforcement action that may be taken.



**3/10 Local Development Framework: Site Specific Development Plan Document including Appendix 1 - Schedule of Consultation Responses and Appendix 2 – Draft Site Specific DPD**

The Committee received a report advising them of the results of the initial seven week period of consultation carried out in Spring 2011 to inform the preparation of the Site Specific Policies Development Plan Document (DPD). It also provided an update on the progress of the DPD preparation and set out a range of issues, options and recommendations for the Draft Site Specific Policies to form the next stage of public consultation upon which members were asked for their advice and guidance.

It was explained that the Site Specific Policies DPD would complement the Core Strategy and DMP DPDs and replace the remaining saved Broads Local Plan policies as well as provide the initial content for the Proposals Map of the LDF. The document would provide additional guidance for those areas requiring special protection or promotion. It would define the locations for development that met the criteria in the Core Strategy, particularly CS18, and delineate the boundaries to which the relevant DM policies would apply. Particular attention was drawn to the main issues namely the role of Development Boundaries, Open Spaces, Boatyards and Residential Moorings, and proposals of Site Allocations for Development.

The Committee gave careful consideration to Appendix 2a and 2b which set out the Draft Options for inclusion together with responses and recommendations, and the associated maps labelled Q301 to Q375. The Planning Policy Officer tabled a document updating option Q375, assessing this late addition to the options and on the basis of this recommending it should not be supported as a draft policy (it was pointed out that the word 'not' had been omitted from the recommendation). The Broads Local Plan had been reviewed and taken into account. In addition, discussions had been held with some neighbouring authorities particularly relating to the larger settlements. Members gave particular attention to those options which were recommended should not be included namely:

- Acle Housing Proposal
- Dilham
- Filby
- Halvergate Housing Proposal
- Neatishead
- Ormesby – Development Boundary
- Ormesby Nursery
- Rollesby
- Salhouse Broad - mixed use leisure
- St Olaves
- Smallburgh
- Stokesby Development Boundary
- Stokesby – Open Space
- Thurne
- Thorpe – Proposed Housing Yarmouth Road

- Whitlingham Crown Point Estate Land
- West Somerton – development boundary
- West Somerton – open space
- Haddiscoe-Beccles railway track bed
- Claxton

Members supported the recommendations on the basis that there was insufficient evidence to justify a need for their inclusion within the relevant terms of the higher level policies and criteria adopted within the DM DPD. With reference to Q322 Open Space in Horning, it was agreed that part of this should be included within Q324 Horning Sailing Club. With reference to Q311 Ditchingham Maltings, it was agreed that the last paragraph relating to justification for affordable housing be removed as it was covered by Policy DP23 within the adopted Development Management Policies DPD. It was suggested that further information be obtained on the area available at Granary Staithe, Hoveton and Q373 the list of riverside public houses.

#### RESOLVED

- (i) that the contents of the Consultation Report and the Preparation Programme update be noted; and
- (ii) that, subject to the minor changes and clarifications mentioned, the officer's recommendations be supported as the Committee's advice and guidance to assist the Authority in its decision on the Issues and Options for the consultation Draft Site Specific Policies.

### **3/11 Annual Monitoring Report 2010/11**

The Committee received a covering report together with a draft Local Development Framework Annual Monitoring Report for the preceding year 1 April 2010 to 31 March 2011. It was noted that at present it remained a statutory obligation to submit such a report to the Secretary of State by the December. However, with the Government's withdrawal of national data categories, the report was briefer in its contents than in previous years as the requirements were not so extensive. In addition, with the newly enacted Localism Act, it was expected that such a requirement for an annual monitoring report would be removed and the timing of the production of such would be left to the LPA's discretion.

Members noted the progress made and the desirability to update the Local Development Scheme, (the programme for the development plan documents) although it was recognised that the Localism Act, the revised plan making regulations and National Planning Policy Framework could have implications for timescales and it would be prudent to have further clarification before making any revisions.

#### RESOLVED

that the Annual Monitoring Report be noted and approved for submission to the Secretary of State for Communities and Local Government subject to

further updates including the adoption of the Development Management Policies DPD.

### **3/12 Consultation Documents Update and Proposed Responses: South Norfolk Site Specific Policies and Allocations**

The Committee received a report setting out the planning policy consultations recently on:

- Broadland LDF: Draft Landscape Character Assessment Supplementary Planning Document - (Regulation 17) Consultation
- Broadland LDF: Development Management Policies – Issues and Options Consultation.

Members endorsed the proposed responses with amended wording in relation to the Draft Landscape Character Assessment.

RESOLVED

that the report be noted and the nature of the proposed response be endorsed.

### **3/13 Enforcement Update**

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

RESOLVED

that the report be noted.

### **3/14 Appeals to the Secretary of State: Update**

The Committee received a table showing the position regarding appeals against the Authority since September 2011 as set out in Appendix 1 to the report. Two further appeals had been received since the report had been compiled and would be included in the schedule for the next meeting. In addition a favourable decision to the Authority had been received from the Secretary of State relating to BA/2011/0164/FUL 15 Top Road, Belaugh and a report would be brought to the next Committee meeting.

RESOLVED

that the report be noted.

### **3/15 Decisions Made by Officers under Delegated Powers**

The Committee received a schedule of decisions made by officers under delegated powers from 24 October 2011 to 21 November 2011.

RESOLVED

that the report be noted.

**3/16 Date of Next Meeting**

It was noted that the next meeting of the Planning Committee would be held on Friday 6 January 2011 at 10.00am at Dragonfly House, 2 Gilders Way, Norwich.

**3/17 Exclusion of Public**

RESOLVED

that the public be excluded from the meeting under Section 100A of the Local Government Act 1972 for consideration of the item below on the grounds that it involves the likely disclosure of exempt information as defined by Paragraphs 3 and 6 of Part 1 of Schedule 12A of the Act as amended, and that the public interest in maintaining the exemption outweighs the public benefit in disclosing the information.

**3/18 Wayford Mill**

Further to Minute 1/18, the Committee considered a report containing exempt information relating to the Wayford Mill site where there was a history of planning breaches and where planning breaches were on going. The Committee considered the legal advice on the proposed options/next steps to resolve the situation.

RESOLVED

that the Authority proceeds on the basis of the advice from the Solicitor and seeks and obtains further information before considering the matter further.

The meeting concluded at 14.10pm

CHAIRMAN

**APPENDIX 1**

**Code of Conduct for Members**

**Declaration of Interests**

Committee: Planning Committee

Date: 2 December 2011

Name	Agenda Item/Minute No(s)	Nature of Interest (Please describe the nature of the interest)	Please tick here if the interest is a Prejudicial interest √
All Members	3/8(4)  3/8(10)	Application BA/2011/0361/FUL Burgh Common: Scrapes Broads Authority the applicant  Local Development Framework Site Specific DPD Site at Griffin Lane, Thorpe St Andrew – BA operates from the Dockyard.	
PE Ollier	3/8(1)  3/10  All	Application BA/2011/0312/FUL Member of Friends of Hunters Fleet  LDF SS DPD Member of Horning Sailing Club.  Member of Navigation Committee, Toll Payer	
M Barnard	3/8 3/10	Member of WDC	
C Gould		Member of SNDC	
A S Mallett	3/3  3/12  3/13(i)	Minutes as per previous meeting Appointed by Broadland District Council (Consultation Documents) Member of Navigation Committee  Enforcement Norwich Frostbite Sailing Club Commodore so will withdraw if matter discussed	√         √
N Dixon	All General	Appointed by Norfolk County Council – any item that may	

		affect NCC	
S Blane	3/11	Trustee of Whitlingham Charitable Trust	

**Decisions on Planning Applications considered by the Planning Committee on 2 December 2011**

Ref No /Parish	Situation	Applicant	Proposal
BA/2011/0312/FUL  Ludham	Norfolk Heritage Fleet Trust, Horse Fen Road, Ludham	Norfolk Heritage Fleet Trust	Creation of a second boat dyke and extension of the existing mooring basin
<p><b>Decision by 6 votes to 0 and one abstension</b></p> <p>Approve, subject to conditions:</p> <ul style="list-style-type: none"> <li>• Standard time limit.</li> <li>• In accordance with approved plan.</li> <li>• No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.</li> <li>• All works to be carried out in accordance with approved document titled 'Working Methodology, Mitigation and Restoration'.</li> <li>• Prior to commencement of works details of ecological enhancements referred to in section 5.2.1 ('Recommendations') of the approved Ecological Appraisal shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be implemented no later than the works detailed in Phase 7 of the approved Working Methodology are completed.</li> <li>• No works shall commence on site until the details of wheel cleaning facilities for construction traffic associated with the proposal have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority.</li> <li>• Prior to the commencement of the use hereby permitted the approved wheel cleaning facilities referred to in the preceding condition (condition 6) shall be provided to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority and thereafter maintained and used as appropriate.</li> <li>• All works to be carried out in accordance with Part 6 ('Recommendations') of the approved Geodiversity Report.</li> <li>• No permanent external lighting to be erected without prior written approval of the Local Planning Authority.</li> <li>• Management of the two areas of reed bed identified in the approved Reed Bed Management Plan must be carried out in accordance with this approved document, unless consent is received in writing from the Local Planning Authority to vary or depart from this approved plan.</li> </ul>			

**Reason for Decision:**

The development represents a comprehensive scheme of redevelopment for the Norfolk Heritage Fleet boatyard and the introduction of the proposed new moorings would involve a subsidiary part of the site. The proposed development would have no significant adverse impact on the amenity of neighbouring occupiers, the built environment or the ecology of the Broads. Consequently, the application is considered to be in accordance with policy EMP5 of the previous Broads Local Plan (1997) and Policy DP16 of the newly adopted Development Management DPD.

Ref No /Parish	Situation	Applicant	Proposal
<b>BA/2011/0364/FUL</b>  <b>Burgh St Peter</b>	Waveney Inn and River Centre, Staithe Road, Burgh St Peter	Waveney River Centre (2003) Limited	Installation of solar photovoltaic panels

**Decision unanimous**

Approve, subject to conditions:

- Standard time limit.
- In accordance with approved plan.
- Should the solar panels hereby permitted no longer be needed for micro-generation they shall be removed as soon as reasonably practicable which for the avoidance of doubt shall be within six months.

**Reason for Decision**

It is not considered that the proposed solar panels would have any significant detrimental impact on the landscape, the design of the existing buildings or the amenity of neighbouring occupiers. Consequently, the application is considered to be in accordance with the previously adopted Local Plan Policies B11, adopted Core Strategy Policy CS1 and Policies DP2, DP4 and DP8 of the newly adopted Development Management DPD.



<b>Ref No /Parish</b>	<b>Situation</b>	<b>Applicant</b>	<b>Proposal</b>
<b>BA/2011/0336/FUL</b>  <b>Stokesby</b>	The Riverside Tea Room and Stores, Ferry Lane,  The Green, Stokesby With Herringby	Mr &Mrs Barry Reynolds	Proposed garage/workshop/store at Riverside Tea Room and Stores

**Decision unanimous**

Approve, subject to conditions:

- Standard time limit.
- In accordance with approved plan.
- Prior to commencement details of materials to be agreed in writing with the Local Planning Authority.
- The accommodation hereby permitted shall not be occupied at any time for a use other than purposes ancillary to the residential dwelling at Stokesby Village Stores or the operation of the stores and tearooms businesses. Unless planning consent is received to the contrary, the accommodation hereby approved shall not be used as an independent dwelling.
- Details of any additional external lighting to be agreed in writing with the Local Planning Authority.
- Removal of the sheds.
- Removal of permitted development rights.

**Reason for Decision**

The proposed garage would have no significant detrimental impact on the setting of the neighbouring Listed Building and would have no significant detrimental impact on the Broads landscape, ecology or neighbouring occupiers' amenity. The proposal is considered to be of a suitable scale and detailed design. Consequently, the application is considered to be in accordance with Policies DP4 and DP28 of the newly adopted Development Management DPD, a material consideration in the determination of this application.

Ref No /Parish	Situation	Applicant	Proposal
BA/2011/0361/FUL Burgh Common, The Common, Fleggburgh	Burgh Common, The Common, Fleggburgh	Broads Authority	To dig two scrapes at Burgh Common for biodiversity gain
<p><b>Decision by 7 votes to 0 and one abstention</b></p> <p>Approve subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• Standard time limit.</li> <li>• In accordance with approved plans and supporting documentation.</li> <li>• Timeframe for work outside breeding season.</li> <li>• Routine management of banks to ensure control of invasive, undesirable plant species.</li> </ul> <p><b>Reason for Decision</b></p> <p>The proposal is considered to be in accordance with Planning Policy Statements 9 - Biodiversity and Geological Conservation and 25 - Development and Flood Risk. It is also considered to be in accordance with Policies CS1, CS2, CS4 and CS20 of the Core Strategy and newly Adopted Policies DP1, DP2 and DP29 of the Development Management Policies DPD which are a material consideration in the determination of this proposal.</p>			