

APPLICATIONS FOR DETERMINATION

List of applications to be considered by the Planning Committee on 3 February 2012

Application Number	Site	Name of applicant	Proposal	Recommendation
BA/2011/0301/FUL	Decoy Cottage, Broad Road	Mr John Westgarth	Erection of double garage with room above	<p>Approve subject to the following conditions:</p> <ul style="list-style-type: none"> • Time limit. • In accordance with plans. • In accordance with Tree Survey. • Samples of all external materials to be submitted. • Details of a landscaping scheme. • Uses incidental to the use of the dwelling only. • Not to be used as a separate residential unit. • Highway verge to be reinstated. • Car parking and turning area shall be made available, in accordance with the approved plan. <p>Reason for Recommendation The development is considered in accordance with policies DP2, DP4 and DP28 of the Development Management Policies DPD (2011).</p>
	Ranworth			
BA/2011/0397/FUL	Ranworth Broad, Broad Road	Mr Kevin Hart, Norfolk Wildlife Trust	Temporary, vegetated, circular raft (550m ²) to be installed within Ranworth Broad for a 5 year lake restoration trial.	<p>Approve subject to the following conditions:</p> <ul style="list-style-type: none"> • Time limit. • In accordance with submitted plans. • In accordance with submitted Structural and Vegetation Monitoring Scheme. • Works to carry out outside of 1 November – 28 February.
	Ranworth			

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BA/2011/0409/OUT Green Valley Farm, Low Road Mettingham	Mr Daniel Raven	Outline application for a proposed new dwelling for farm manager	<ul style="list-style-type: none"> • Method Statement and Project Plan to be submitted. • Water Monitoring Strategy to be submitted. • All monitoring shall be recorded and kept on a file which can be made available to the Local Planning Authority or interested parties at any time. • If vegetation establishment has been successful after the five year trial, and the raft is not proposed to be removed, its new position and location shall first be agreed in writing with the Local Planning Authority. <p>Reason for Recommendation</p> <p>The proposal is considered in accordance with Local Development Plan Policy and in particular considered to be in accordance with policies CS1, CS3, CS5 and CS7 of the Adopted Core Strategy (2007) and policies DP1, DP2, DP3, DP4, DP5, DP12, DP28 and DP29 of the Adopted Development Management Policies DPD (2011).</p> <hr/> <p>Approve subject to s106 legal agreement and conditions:</p> <ul style="list-style-type: none"> • Time limit (reserved matters). • These reserved matters shall relate to the Siting; Design; External Appearance; Means of Access; and the Landscaping of the Site of the proposed development and this condition shall apply notwithstanding any indication as to these matters which have been given in the application hereby approved. • Prior to the commencement of the development the reserved matters application shall be submitted to include the precise details of the materials to be

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				<p>used in the construction of the external walls, roofs and openings of the building hereby permitted, and on the hard surfaced areas of the site. The scheme such as shall be submitted shall be approved prior to commencement of development and retained in perpetuity.</p> <ul style="list-style-type: none"> • Prior to the commencement of development the reserved matters application shall be submitted to include a scheme for landscaping and site treatment to include grass seeding, planting of new trees and shrubs, specification of materials for fences, walls and hard surfaces, and the proposed maintenance of amenity areas. The scheme shall also include indications of all existing trees and hedgerows on the land, and details of any to be retained (which shall include details of species and canopy spread), together with measures for their protection during the course of development. The scheme as approved shall be carried out not later than the next available planting season following the commencement of development or such further period as the Local Planning Authority may allow in writing. • Prior to the commencement of development the reserved matters application shall be submitted to include full details (in the form of scaled plans and written specifications) to illustrate the following: i) Roads and footways across the frontage of the site, ii) Visibility splays, iii) Access arrangements, iv) Parking provision in accordance with adopted standard, v) Turning areas. The scheme such as shall be submitted shall be approved prior to the commencement of development and retained in perpetuity.

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				<ul style="list-style-type: none"> • No works shall commence on site until a detailed scheme for dealing with the disposal of all foul sewage, surface and grey water from all parts of the development including roofs, roads and other surfaced areas has been submitted to and approved as part of the reserved matters application in consultation with the Environment Agency and Natural England as required. • No works shall commence on site until evidence which demonstrates that the site can be adequately serviced in terms of water supply and electricity has been submitted to and approved as part of the reserved matters application. • No construction work shall be carried out on the site before 8.00am on weekdays or before 9.00am on Saturdays; nor after 6.00pm on weekdays or 1.00pm on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays, unless written consent to the contrary is obtained from the Local Planning Authority. • The dwelling for which outline consent is granted in this application. • The occupation of the dwelling subject of this outline consent shall be limited to a person solely or mainly working, in the locality in agriculture, a widow or a widower of such a person and any resident dependent.
				<p>Reason for Recommendation</p> <p>The proposal here is for a new dwelling to be occupied in association with the operation of a farming business. In accordance with the requirements of PPS7 and policy DP26 of the Broads' adopted DMDPD the applicant has provided information to</p>

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				<p>satisfy the Authority that the business is financially sound and that there is a requirement for one full time employee to be accommodated on the farming site. It is the case that there is an existing dwelling on the site, however the dwelling is in poor condition and is not situated in an optimum position for the management of the site. A new dwelling would provide certainty for the business and enable the applicant to commit to a schedule of repairs to the existing on-site dwelling, which is a Listed Building and is currently on the Authority's Buildings at Risk register. A schedule of repairs and timescale for effecting the works has been submitted and would be secured by means of a s106 legal agreement.</p> <p>Securing the future of this Listed Building is a material consideration in this application and, on balance, the operational advantages afforded by the location of the proposed new dwelling when compared to the existing onsite dwelling, combined with the improvements to the Listed Building result in an application which satisfies the principles of Policy DP26 of the adopted Broads DM DPD (2011) and the requirements of PPS5 and PPS7.</p>