

# Planning Committee

3 July 2026

Agenda item number 16

## Decisions made by officers under delegated powers

Report by Development Manager

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### Summary

This report sets out the delegated decisions made by officers on planning applications from 24 April 2026 to 18 June 2026 and Tree Preservation Orders confirmed within this period.

### Recommendation

To note the report.

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| Parish                                | Application         | Site                                             | Applicant     | Proposal                                                                           | Decision                      |
|---------------------------------------|---------------------|--------------------------------------------------|---------------|------------------------------------------------------------------------------------|-------------------------------|
| Barsham And Shipmeadow Parish Council | BA/2026/0093/HOUSEH | The Cottage Low Road Shipmeadow Suffolk NR34 8HP | Martin Dawson | Remove existing conservatory and car port. Build new extension and attached garage | Approve Subject to Conditions |

| Parish                   | Application         | Site                                                                 | Applicant       | Proposal                                                                                                                                                                                                                                                                                                                                                                                         | Decision                      |
|--------------------------|---------------------|----------------------------------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Bramerton Parish Council | BA/2026/0138/NONMAT | Windmill Cottage<br>Mill Hill Bramerton<br>Norfolk NR14 7EN          | Mr Stuart Brand | Adjustment to location of rear dormer wall, omission of porch / additional of small curved glass canopy, external door to bedroom 03 reverting back to window, reduction in depth of kitchen window to match sill height of bedroom 03 window, solar panel sizes corrected to match data sheets submitted with planning application, non-material amendment to permission<br>BA/2025/0403/HOUSEH | Approve                       |
| Brundall Parish Council  | BA/2026/0096/FUL    | Windmill Harbour<br>Riverside Estate<br>Brundall Norfolk<br>NR13 5PS | Mr James Fraser | Replacement of 137m of existing timber quay heading with steel piling, and GRP decking.                                                                                                                                                                                                                                                                                                          | Approve Subject to Conditions |

| Parish                      | Application         | Site                                                                               | Applicant         | Proposal                                                                                                                                                                                                                               | Decision                         |
|-----------------------------|---------------------|------------------------------------------------------------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Burgh Castle Parish Council | BA/2026/0074/APPCON | Waveney Inn And River Centre<br>Staithe Road Burgh<br>St Peter Norfolk<br>NR34 0DE | Mr Paul Spriggins | Details of: Condition 3:<br>Landscape Details and<br>Condition 10:<br>Arboricultural Details of<br>permission<br>BA/2023/0076/FUL                                                                                                      | Approve                          |
| Burgh Castle Parish Council | BA/2026/0080/HOUSEH | Cliff House Farm<br>The Dell Butt Lane<br>Burgh Castle<br>Norfolk NR31 9AJ         | Mr W Thrower      | Removal of 3 outbuildings<br>and construction of 2 new<br>buildings that are required<br>on site                                                                                                                                       | Approve Subject<br>to Conditions |
| Ditchingham Parish Council  | BA/2025/0410/COND   | Ditchingham Lodge<br>Norwich Road<br>Ditchingham<br>Norfolk NR35 2JN               | Mr Richard Stearn | Revised front terrace<br>layout design, provision of<br>matt black flue on rear<br>elevation, 12mm thick<br>Slimlite double glazing for<br>all new joinery, variation<br>of condition 2 of<br>permission<br>BA/2024/0242/COND<br>(LBC) | Approve Subject<br>to Conditions |

| Parish                                | Application       | Site                                                                                 | Applicant          | Proposal                                                                                                                                                                                                      | Decision                      |
|---------------------------------------|-------------------|--------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Ditchingham Parish Council            | BA/2026/0019/COND | Ditchingham Lodge<br>Norwich Road<br>Ditchingham<br>Norfolk NR35 2JN                 | Mr Richard Stearn  | Revised front terrace layout design, provision of matt black flue on rear elevation, 12mm thick Slimlite double glazed units for all new joinery, variation of condition 2 of permission<br>BA/2024/0239/COND | Approve Subject to Conditions |
| Freethorpe Parish Council             | BA/2026/0112/LBC  | 1 Church Farm<br>Cottages Church<br>Road Wickhampton<br>Norfolk NR13 3PB             | Mr Campbell        | Replacement of windows & French doors                                                                                                                                                                         | Approve Subject to Conditions |
| Fritton With St Olaves Parish Council | BA/2026/0091/LBC  | The Priory Beccles<br>Road St Olaves<br>Fritton And St<br>Olaves Norfolk<br>NR31 9HE | Mr Alastair Harvey | Infill late C20th doorway and removal of steps. Create new doorway for the same room.                                                                                                                         | Approve Subject to Conditions |
| Fritton With St Olaves Parish Council | BA/2026/0087/LBC  | The Priory Beccles<br>Road St Olaves<br>Fritton And St<br>Olaves Norfolk<br>NR31 9HE | Mr Alastair Harvey | Installation of roof window                                                                                                                                                                                   | Approve Subject to Conditions |

| Parish                 | Application         | Site                                                                | Applicant             | Proposal                                                                                              | Decision                      |
|------------------------|---------------------|---------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------|-------------------------------|
| Horning Parish Council | BA/2026/0034/FUL    | Driftwood 104<br>Lower Street<br>Horning Norfolk<br>NR12 8PF        | Mr John Atkins        | Change of use of to allow short term holiday let accommodation                                        | Refuse                        |
| Horning Parish Council | BA/2026/0052/ADV    | The Swan Inn 10<br>Lower Street<br>Horning Norfolk<br>NR12 8AA      | Mitchells And Butlers | Erection of illuminated & non-illuminated exterior signs                                              | Approve Subject to Conditions |
| Hoveton Parish Council | BA/2025/0197/FUL    | Whispering Willows<br>Brimbelow Road<br>Hoveton Norfolk<br>NR12 8UJ | Mr & Mrs N Howard     | Replacement dwellinghouse                                                                             | Approve Subject to Conditions |
| Hoveton Parish Council | BA/2026/0123/HOUSEH | Dabchick Manor<br>Brimbelow Road<br>Hoveton Norfolk<br>NR12 8UJ     | Mr & Mrs Renshaw      | Proposed single-storey extensions to detached dwelling, including new roof shape and finish           | Approve Subject to Conditions |
| Ingham Parish Council  | BA/2026/0010/COND   | Causeway Farm<br>Sea Palling Road<br>Ingham Norfolk<br>NR12 0TP     | Mr & Mrs Goose        | Removal of conditions 3 and 4 (Agricultural Occupancy Condition) of permission<br>BA/2004/1371/HISTAP | Approve Subject to Conditions |
| Ludham Parish Council  | BA/2026/0067/HOUSEH | The Pines Horsefen<br>Road Ludham<br>Norfolk NR29 5QG               | Mrs Jane Wallis       | Proposed side extension and extended decking                                                          | Approve Subject to Conditions |

| Parish                      | Application         | Site                                                               | Applicant          | Proposal                                                                                         | Decision                      |
|-----------------------------|---------------------|--------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------|-------------------------------|
| Ludham Parish Council       | BA/2026/0068/HOUSEH | Little Holland<br>Horsefen Road<br>Ludham Norfolk<br>NR29 5QG      | Mr Fred Rogers     | Like-for-like replacement of 104m of timber quay-heading                                         | Approve Subject to Conditions |
| Mettingham Parish Council   | BA/2026/0113/COND   | Mettingham House<br>Beccles Road<br>Mettingham Suffolk<br>NR35 1TW | Mr & Mrs Schofield | Amendment to portico/porch design, variation of condition 2 of permission<br>BA/2024/0247/HOUSEH | Approve Subject to Conditions |
| Mettingham Parish Council   | BA/2026/0106/LBC    | Mettingham House<br>Beccles Road<br>Mettingham Suffolk<br>NR35 1TW | Mr & Mrs Schofield | Open porch                                                                                       | Approve Subject to Conditions |
| Oulton Broad Parish Council | BA/2026/0095/FUL    | John Lang Court<br>Bridge Road<br>Lowestoft Suffolk<br>NR33 9LQ    | Mrs Madison Mills  | Replace 3no. external timber doors with aluminium doors                                          | Approve Subject to Conditions |
| Oulton Broad Parish Council | BA/2026/0122/HOUSEH | 9 Marsh Road<br>Lowestoft Suffolk<br>NR33 9JY                      | Mr & Mrs Theaker   | Remove front door and block up opening, install new side door and porch.                         | Approve Subject to Conditions |
| Oulton Broad Parish Council | BA/2025/0279/LBC    | 153A Bridge Road<br>Lowestoft Suffolk<br>NR33 9JU                  | Mr Jan Simpson     | Conversion of outbuilding to create dwelling                                                     | Approve Subject to Conditions |

| Parish                                 | Application         | Site                                                                     | Applicant         | Proposal                                                                                                                                                                                                                                                                                    | Decision                      |
|----------------------------------------|---------------------|--------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Oulton Broad Parish Council            | BA/2025/0041/FUL    | 153A Bridge Road<br>Lowestoft Suffolk<br>NR33 9JU                        | Mr Jan Simpson    | Conversion of outbuilding to create dwelling                                                                                                                                                                                                                                                | Approve Subject to Conditions |
| Oulton Broad Parish Council            | BA/2026/0021/HOUSEH | Chartwell Waveney Hill<br>Lowestoft Suffolk NR32 3PR                     | Mrs Norma O'Dwyer | Replace timber windows with uPVC                                                                                                                                                                                                                                                            | Approve Subject to Conditions |
| Repps With Bastwick Parish Council     | BA/2026/0101/HOUSEH | Raikon Tower Road<br>Repps With Bastwick Norfolk<br>NR29 5JW             | Mr & Mrs Travis   | Replacement of existing detached garage.                                                                                                                                                                                                                                                    | Approve Subject to Conditions |
| Rollesby Parish Council                | BA/2026/0077/HOUSEH | Broads End Main Road<br>Rollesby Norfolk NR29 5EG                        | Mr & Mrs Fabian   | Proposed two storey side extension.                                                                                                                                                                                                                                                         | Approve Subject to Conditions |
| Stokesby With Herringby Parish Council | BA/2026/0118/NONMAT | Riverside House<br>Mill Road Stokesby With Herringby<br>Norfolk NR29 3EY | Mr & Mrs Rogan    | Removal of one approved single-storey rear extensions (without balcony), single-storey link extension, and single bay cart lodge. Chimney to be retained, garage no longer to be converted. Changes to openings in rear elevation. Non-material amendment to permission BA/2024/0351/HOUSEH | Approve                       |

| Parish                                 | Application         | Site                                                                               | Applicant       | Proposal                    | Decision                      |
|----------------------------------------|---------------------|------------------------------------------------------------------------------------|-----------------|-----------------------------|-------------------------------|
| Stokesby With Herringby Parish Council | BA/2026/0079/HOUSEH | Ferry Cottage The Green Mill Road (track) Stokesby With Herringby Norfolk NR29 3EX | Mr Mark Pollard | Replacement garden building | Approve Subject to Conditions |

### Tree Preservation Orders confirmed by officers under delegated powers

| Parish | Address | Reference number | Description |
|--------|---------|------------------|-------------|
| N/A    | N/A     | N/A              | N/A         |

Author: Steve Kenny

Date of report: 19 June 2026