

Broads Authority
Planning Committee

Minutes of the meeting held on 26 June 2015 starting at 11.00am.

Present:

Dr J M Gray – in the Chair

Mr M Barnard
Prof J Burgess

Mrs L Hempsall
Mr N Dixon

In Attendance:

Mrs S A Beckett – Administrative Officer (Governance)
Mr N Catherall – Planning Officer
Ms M Hammond – Planning Officer
Mr P Ionta – Solicitor and Monitoring Officer
Ms C Smith – Head of Planning

Members of the Public in attendance who spoke:

**BA/2015/0132/FUL Cockshoot Boardwalk, Adjacent River Bure,
Woodbastwick**

Mr A Clarke

On behalf of Applicant

13/1 Apologies for Absence and Welcome

The Chairman welcomed everyone to the meeting particularly members of the public. In particular he welcomed the new members of the Authority, who were prospective members of the Planning Committee, as observers.

The Chairman also welcomed Nigel Catherall as Planning Officer who had recently joined the Authority having previously worked in Enfield.

Apologies were received from: Miss S Blane, Mr G W Jermany, Mr P Warner and Mr J Timewell.

13/2 Declarations of Interest

The Chairman declared an interest on behalf of all members relating to application BA/2015/0132/FUL as this was a Broads Authority application. Members indicated that they had no other declarations of pecuniary interests other than those already registered and as set out at Appendix 1.

13/3 Minutes: 29 May 2015

The minutes of the meeting held on 29 May 2015 were agreed as a correct record and signed by the Chairman.

13/4 Points of Information Arising from the Minutes

None reported.

13/5 To note whether any items have been proposed as matters of urgent business

No items had been proposed as matters of urgent business.

13/6 Chairman's Announcements and Introduction to Public Speaking

(1) Annual Public Meeting The Dockyard, 27 June 2015

The Chairman reminded members that the Annual Open Day for the Public would be on Saturday 27 June 2015 at the Dockyard.

(2) Chairman and Vice-Chairman of Planning

The Chairman reminded members that at the next meeting of the Planning Committee, the Chairman and Vice-Chairman of the Planning Committee were due to be appointed for the next year and he invited members to consider this.

(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 revised Code of Conduct for members and officers. No one indicated that they intended to record or film the proceedings.

13/7 Requests to Defer Applications and /or Vary the Order of the Agenda

No requests had been received.

13/8 Applications for Planning Permission

The Committee considered the following application 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 decision.

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/2015/0132/FUL Cockshoot Boardwalk, Adjacent River Bure, Woodbastwick**

Replacement of existing boardwalk with recycled plastic sleeper supports and piles, topped by pressure treated timber boards

Applicant: Broads Authority

The Planning Officer provided a detailed presentation of the proposals to replace an existing 500m boardwalk in poor repair and replaced with a new pressure treated timber surfaced boardwalk supported by recycled plastic piles and sleepers. The boardwalk ran between two areas of moorings one of which was Broads Authority 24 hour moorings. The boardwalk had provided an informal and low impact recreational attraction for visitors from which typical fen, open water and wet woodland features could be appreciated, and its replacement would enable this to continue as well as promote understanding of Broads wildlife and habitat.

The Planning Officer drew attention to the consultation responses and explained that no further responses had been received since the report had been written.

Having provided a detailed assessment against the Authority's policies, particularly policies relating to design, ecology and landscape, the Planning Officer commented that it was considered that the proposal would not result in any significant adverse effects on the landscape, ecology or trees, subject to appropriate conditions and was therefore recommended for approval subject to conditions.

Adrian Clarke, the Senior Waterways and Recreation Officer, explained that the aim was to provide a robust, long living supporting structure with pressure treated timbers which could be replaced separately. From experience and research in other National Parks, and given that the technology was improving, the recycled plastic to be used for the supporting structure was expected to last for 30 to 40 years. In general, the pressure treated soft wood and sleepers which had previously been used were not expected to last much more than 10 years. As the technology was so new, it was not yet possible to tell the exact character of degrading or length of life, but officers were confident in the proposed durability of the materials to be used and their appropriateness for the site.

Having been assured on the robustness of the materials to be used, members considered that the proposals were acceptable.

Mr Barnard proposed, seconded by Mrs Hempsall and it was

RESOLVED unanimously

that the application be approved subject to detailed conditions as outlined within the report.

The proposal is considered to be in accordance with Policies CS1 and CS17 of the adopted Core Strategy (2007), Policies DP1, DP2, DP4 and DP11 of the adopted Development Management Policies (2011) and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

13/9 Beccles Area Neighbourhood Plan: Designating the Beccles Area as a Neighbourhood Area.

The Committee received a report relating to the proposed Neighbourhood Area for the Beccles Neighbourhood Area Plan and were provided with the comments received during the six week consultation period between 8 May to 19 June 2015. The Parishes involved included Beccles, Barsham, Shipmeadow, Ringsfield, Weston, Shadingfied, Sotterley, Wilingham and Ellough.

It had been suggested that Worlingham Parish should also be included. However, although not adverse to a Neighbourhood Plan, they did not wish to be included at this stage. Rather than hold up the proceedings and given the support from the other parish councils, Waveney District Council (as the other relevant District Planning Authority) was satisfied that there was nothing to dissuade Beccles Town Council from proceeding.

Members commended Beccles Town Council on coordinating the parish councils to be involved and wished them success with their Neighbourhood Area Plan.

RESOLVED unanimously

- (i) that the comments received be noted; and
- (ii) that the proposed Neighbourhood Area for the Beccles Area Neighbourhood Plan be accepted in order for the Plan to proceed.

13/10 Enforcement Update

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

The Head of Planning reported further on the following;

Former Jenners Basin at Thorpe Island. The case had been considered in the High Court on Tuesday 19 May 2015. The Judge would be issuing his decision within the next few weeks and members would be informed by email as soon as this was received and a report would be submitted to a subsequent meeting.

The Ferry Inn, Horning. It was with regret that there had been reports of a number of unauthorised items on the site and further investigations would be made.

J B Boat Sales, 106 Lower Street, Horning – unauthorised building of an office. The Committee were shown the amended scheme for a building, which had been approved. Prosecution would not be pursued.

Wherry Hotel, Bridge Road, Oulton Broad - Unauthorised installation of refrigeration unit. The current period for compliance would expire at the end of September. However, there was a need to do some planting and therefore the period of compliance had been extended to the end of December 2015.

Land at Newlands Caravan Park, Geldeston – most of the unauthorised materials had now been removed and a further site inspection would be carried out.

RESOLVED

that the report be noted.

13/11 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 March 2015.

RESOLVED

that the report be noted.

13/12 Decisions Made by Officers under Delegated Powers

The Committee received a schedule of decisions made by officers under delegated powers from 18 May to 15 June 2015.

RESOLVED

that the report be noted.

13/13 Date of Next Meeting

The next meeting of the Planning Committee would be held on Friday 24 July 2015 at Yare House, 62- 64 Thorpe Road, Norwich. This would be followed by the Heritage Asset Review Group (HARG).

The meeting concluded at 11.25am

CHAIRMAN

Code of Conduct for Members**Declaration of Interests****Committee:** **Planning** 26 June 2015

Name	Agenda/ Minute No(s)	Nature of Interest (Please describe the nature of the interest)
All Members	13/8(1)	Application BA/2015/0132/FUL Broads Authority application
Mike Barnard	13/9	Member of Local Plans Working Group dealing with the application.