

APPLICATIONS FOR DETERMINATION

List of applications to be considered by the Planning Committee on 25 May 2012

Application Number	Site	Name of applicant	Proposal	Recommendation
BA/2012/0086/FUL	Salhouse Broad Lower Street	Mr Henry Cator	Restoration of spit using newly created reed bed	Subject to the views of outstanding consultees, the application be approve subject to conditions: <ul style="list-style-type: none"> • Standard time limit condition. • Approved plans. • Mitigation measure to accord with approved details. • Provision of marker post in Salhouse Broad. • Planting details to be submitted to supplement natural reed establishment. <p>Reason for Recommendation: It is considered that the scheme meets the thrust of development plan provisions, most notably these contained in adopted Core Strategy (2007) policies CS1, CS3, CS4, CS15 and CS20; Broads Development Management Policies DPD (2011) policies DP1, DP13 and DP29; and the advice contained in the National Planning Policy Framework.</p>
Salhouse				
BA/2012/0038/FUL	Bewilderwood, Horning Road	Mr Tom Blofeld	Amendments to planning conditions included in PP 2005/1568/PF along with improvements to existing maintenance base,	Approve subject to conditions: <ul style="list-style-type: none"> • Standard time limit. • In accordance with submitted plans. • In accordance with submitted Schedule of Works.
Hoveton				

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			establishment of a new community education project including two mobile classrooms and new compound to front of site	<ul style="list-style-type: none"> Any equipment, machinery or instrument for the amplification, reproduction or playing of sound or music shall only be used on the site between the hours of 10:00 and 17:00 and at a level which is not audible at or beyond the site boundaries. No generators or compressors shall be used on the site at anytime, other than one 4.5kVA capacity generator and two 90 litre air compressors, without prior written approval from the Local Planning Authority. Any lighting on the site shall be confined to the catering and toilet areas, shop, jetty and office in accordance with the approved plans. No access or egress to or from Long Lane other than by emergency vehicles and a maximum of 12 deliveries per annum. Prior to the first use of Palmers Lane by servicing vehicles, warning signs shall be erected as agreed with the Local Planning Authority. All waste is to be collected from the site via the Horning Road entrance only. Any new tree or shrub which within 5 years of planting, dies, is removed, or becomes diseased shall be replaced. Prior to the first use of the new staff building, the proposed pumping station shall be installed in accordance with approved details. Tree protection measures. <p>Reason for Recommendation The proposal is considered to be acceptable in accordance with Policies DP2, DP4, DP11, DP27 and DP28 of the adopted Development Management Policies DPD (2011), Policies CS1, CS11, CS16 and</p>

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				CS18 of the adopted Core Strategy (2007) and the National Planning Policy Framework.
BA/2011/0307/COND The Glade, Beech Road Wroxham		Mr Peter Farley	Variation of condition 2 and 3 of approved PP 2003/0269 dated 18/06/2003 - boathouse to be used as overflow accommodation to dwelling	<p>Approve subject to the prior completion of a Section 106 Agreement and the following conditions:</p> <ul style="list-style-type: none"> • Standard time limit. • In accordance with approved plans. • External materials to be retained as agreed. • Prior to first use of first floor accommodation, south elevation balcony to be replaced in accordance with approved plans. • First floor accommodation shall not be occupied at any time other than for purposes ancillary to the residential use of 'The Glade' and shall not be used as a separate dwellinghouse. • Flood response plan. <p>Reason for Recommendation The proposal is considered to be acceptable in accordance with Policies DP4, DP5 and DP28 of the adopted Development Management Policies DPD (2011), Policies CS1 and CS20 of the adopted Core Strategy (2007) and the National Planning Policy Framework (2012).</p>
BA/2011/0256/FUL The Pyramids, 78 Lower Street Horning		Ferry Marina	Resubmission of pp BA/2011/0087/FUL for the demolition of existing and erection of replacement dwelling, new boathouse and new and replacement quay heading	<p>Approve subject to the following conditions:</p> <ul style="list-style-type: none"> • Standard time limit. • In accordance with submitted plans. • Sample of materials. • Section plan of quayheading.

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				<ul style="list-style-type: none"> • Quayheading to be tanalised timber. • Scheme for alterations to mooring cut, including details of spoil disposal and changes to levels. • Plans and details of new vehicular and pedestrian bridges. • Bat and bird boxes. • Landscaping scheme and management plan. • Any new tree or shrub which within 5 years of planting, dies, is removed, or becomes diseased shall be replaced. • Arboricultural protection measures and method statement. • Minimum finished floor level. • Flood response plan to be submitted. • Flood proofing measures to be completed prior to first occupation. • Parking and turning area to be completed prior to first occupation. • Provision of visibility splay. • Removal of railings prior to first occupation. • Access gates or other means of obstruction. • Obscure glazing to first floor bathroom windows. • Boathouse and link to be used incidental to dwelling only, and not for overnight accommodation. • Remove permitted development rights. <p>Reason for Recommendation The proposal is considered to be in accordance with Policies DP1, DP2, DP4, DP5, DP11, DP13, DP22 and DP28 of the adopted Development Management</p>

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				Policies DPD (2011), Policies CS1 and CS20 of the adopted Core Strategy (2007) and the National Planning Policy Framework.
BA/2012/0124/CU- - Carlton Marshes Nature Reserve, Carlton Colville Lowestoft		Suffolk Wildlife Trust	Change in use from Agricultural Land to mosaic of reed fringed wetland habitats with erection of a viewing platform	<p>Approve subject to the following conditions:</p> <ul style="list-style-type: none"> • Time Limit. • In accordance with plans and documents submitted. • Protected Species Mitigation shall be carried out in accordance with document submitted. <p>Reasons for Recommendation The development is considered in accordance with the National Planning Policy Framework and specifically Local policies CS1, CS2, CS9 and CS18 of the Core Strategy (2007) and policies DP1, DP2, DP4, DP14, DP27 and DP29 of the Development Management Policies DPD (2012).</p>