

# Planning Committee

## Agenda 11 October 2024

10.00am

The King's Centre, 63-75 King Street, Norwich, NR1 1PH

John Packman, Chief Executive – Friday 04 October 2024

Under the Openness of Local Government Bodies Regulations (2014), filming, photographing and making an audio recording of public meetings is permitted. These activities however, must not disrupt the meeting. Further details can be found on the [Filming, photography and recording of public meetings](#) page.

### Introduction

1. To receive apologies for absence
2. To receive declarations of interest (see [Appendix 1](#) to the Agenda for guidance on your participation having declared an interest in the relevant agenda item)
3. **To receive and confirm the minutes of the Planning Committee meeting held on 13 September 2024** (Pages 4-16)
4. To note whether any items have been proposed as matters of urgent business
5. Chairman's announcements and introduction to public speaking  
Please note that public speaking is in operation in accordance with the Authority's [Code of Practice for members of the Planning Committee and officers](#).
6. Request to defer applications included in this agenda and/or vary the order of the agenda

### Planning and enforcement

7. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**  
There are no applications for consideration.
8. **Enforcement update** (Pages 17-25)  
Report by Development Manager

## Tree Preservation Orders

9. **BA/2024/0012/TPO Land at former Bridge Hotel, Repps With Bastwick** (Pages 26-34)  
Report by Historic Environment Manager
10. **BA/2024/0013/TPO Nicholas Everitt Park, Bridge Road, Lowestoft - Site visit**  
(Pages 35-41)  
Report by Historic Environment Manager

## Policy

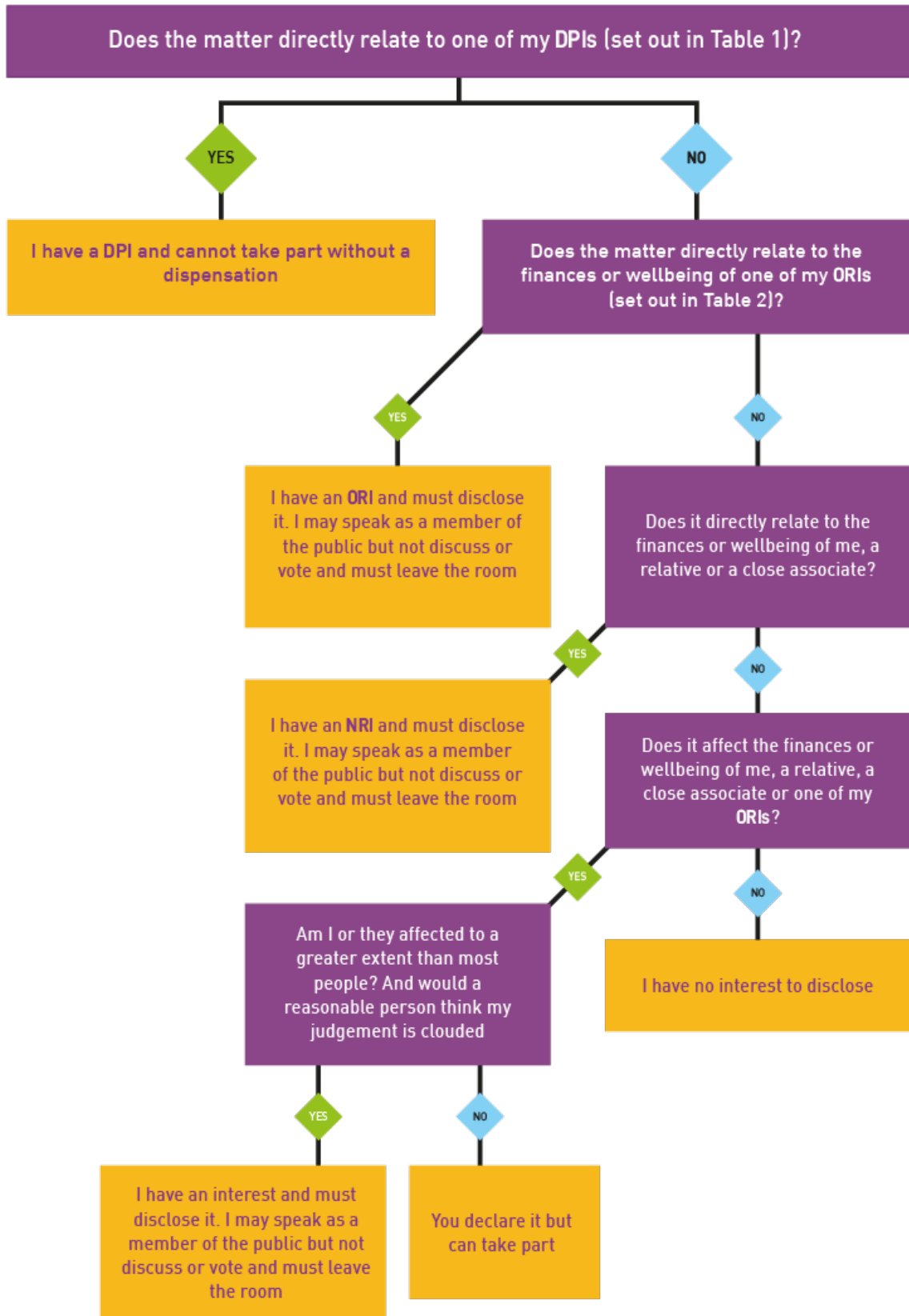
11. **Reedham Neighbourhood Plan - Adoption** (Pages 42-43)  
Report by Planning Policy Officer
12. **Local Plan - Preparing the Publication Version** (Pages 44-62)  
Report by Planning Policy Officer

## Matters for information

13. **Appeals to the Secretary of State update** (Pages 63-66)  
Report by Development Manager
14. **Decisions made by Officers under delegated powers** (Pages 67-71)  
Report by Head of Planning
15. **To note the date of the next meeting – Friday 08 November 2024 at 10.00am at The King’s Centre, 63-75 King Street, Norwich, NR1 1PH**

For further information about this meeting please contact the [Governance team](#)

# Appendix 1 – Extract from the Local Government Association Model Councillor Code of Conduct



# Planning Committee

## Minutes of the meeting held on 13 September 2024

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## **Present**

Tim Jickells – in the Chair, Harry Blathwayt, Stephen Bolt, Andrée Gee, Tony Grayling, James Harvey, Martyn Hooton, Kevin Maguire, Matthew Shardlow and Melanie Vigo di Gallidoro

## **In attendance**

Natalie Beal – Planning Policy Officer, Jason Brewster – Governance Officer, Steve Kenny – Development Manager, Kayleigh Judson – Heritage Planning Officer (item 7), Harry Mach – Carbon Reduction Projects Manager (item 10), Ruth Sainsbury – Head of Planning and Sara Utting – Senior Governance Officer

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

Mr Adam Singer, as applicant, and Steven Howes, as agent, for item 7: BA/2023/0214/FUL and BA/2023/0215/LBC Toft Monks Mill, Haddiscoe Island

## **1. Apologies and welcome**

The Chair welcomed everyone to the meeting.

**Apologies** were received from Vic Thomson and Fran Whymark

### **Openness of Local Government Bodies Regulations 2014**

The Chair explained that the meeting was being audio-recorded. All recordings remained the copyright of the Broads Authority and anyone wishing to receive a copy of the recording should contact the Governance Team. The minutes remained the record of the meeting. He added that the law permitted any person to film, record, photograph or use social media in order to report on the proceedings of public meetings of the Authority. This did not extend to live verbal commentary. The Chair needed to be informed if anyone intended to photograph, record or film so that any person under the age of 18 or members of the public not wishing to be filmed or photographed could be accommodated.

## **2. Declarations of interest and introductions**

Members provided their declarations of interest as set out in Appendix 1 to these minutes and in addition to those already registered.

## **3. Minutes of last meeting**

The minutes of the meeting held on 16 August 2024 were approved as a correct record and signed by the Chair.

## **4. Matters of urgent business**

There were no items of urgent business

## **5. Chair's announcements and introduction to public speaking**

The Chair welcomed the recently appointed Development Manager to his first planning committee meeting with the Authority. The Chair noted that this was Kevin Maguire's last

meeting before his term of appointment ended and thanked him for his support and contributions on the committee since he joined in July 2023.

**Public Speaking:** The Chair stated that public speaking was in operation in accordance with the Authority's Code of Practice for members of the Planning Committee and officers. Those who wished to speak were invited to come to the Public Speaking desk when the application they wished to comment on was being presented.

## 6. Requests to defer applications and/or vary agenda order

No requests to defer or vary the order of the agenda had been received.

## 7. Applications for planning permission

The Committee considered the following applications submitted under the Town and Country Planning Act 1990 (also having regard to Human Rights), and reached the decisions set out below. Acting under its delegated powers, the Committee authorised the immediate implementation of the decisions.

The following minutes relate to additional matters of information or detailed matters of policy not already covered in the officer's report, which were given additional attention.

**BA/2023/0214/FUL and BA/2023/0215/LBC Toft Monks Mill, Haddiscoe Island  
Restoration of drainage mill, re-build steam pump building, and erection of replacement building for living accommodation (removing this element from the drainage mill)  
Applicant: Mr and Mrs Singer**

The Heritage Planning Officer (HPO) provided a detailed presentation of the application that involved the restoration of a Grade II listed drainage mill, the rebuilding of a steam pump building and the erection of a discrete replacement residential building that enabled the mill to be restored to full working order.

The presentation included a location map, a site map showing the proximity of the site to the River Waveney, a detailed diagram of the existing site, photographs of the access track leading north adjacent to the floodbank, the mill and remains of the steam pump, a plan diagram and cross section diagram of the south-east elevation of the extant 1974 development, a diagram depicting the south-east and south-west elevations of the 1974 development (highlighting why this development prevented the restoration of the mill to full working order), a detailed site plan of the development including an overlay of the 1974 development, a diagram depicting the south-east and south-west elevations of the restored mill, aerial cut away diagrams of each of the four floors of the mill, a diagram depicting the plan and four side elevations of the restored pump house including a photograph of the original structure from the 1960s, a diagram depicting the plan and four side elevations of the replacement dwelling, a diagram depicting artist's impressions of the completed site from various vantage points and an artist's impression of the whole site viewed from the south-west.

The HPO confirmed that no further consultation responses had been received since the publication of the report and indicated that a new condition would be included for application BA/2023/0214/FUL to remove householder permitted development rights relating to enlargement, improvement or other alteration of a house. The HPO added that the Broads Authority was awaiting a RAMS (Recreational Impact Avoidance and Mitigation Strategy) payment and therefore, if Members were inclined to permit these applications, final approval would be delegated to the Head of Planning once payment had been received.

Tony Grayling left the meeting.

In response to questions the HPO confirmed that the living accommodation would have a green roof, that the planting of the roof had been conditioned, that other residential properties were present on Haddiscoe Island and that flood resilience had been incorporated into the design of the dwelling.

A Member was keen to understand how the Authority could ensure the restoration of the mill. The HPO confirmed that the Section 106 (s106) agreement, that specified the restoration of the mill before use of the dwelling, would be legally binding and was a proven mechanism of enforcing agreed delivery milestones on a development.

Members had concerns regarding the efficacy of an s106 agreement for ensuring the extant permission was not implemented and asked if there were alternative mechanisms for negating an extant permission. The Head of Planning (HoP) responded that the legal framework provided by the s106 agreement was a standard mechanism for replacing an extant permission. She confirmed that if Members chose not to approve the application the extant permission could be completed with no further recourse to the Local Planning Authority (LPA) for the Broads.

In response to a question the HoP confirmed that this was indeed an exceptional case due to the extant 1974 permission and as such it could not be used to set a precedent in the context of future applications within the Broads executive area.

A Member noted that the flood risk on the site had changed considerably since 1974 and asked whether the application had accounted for up-to-date tidal flood risks and climate change. The HPO confirmed that the applicant had submitted a Flood Risk Assessment that incorporated multiple types of flood event including tidal flooding and projected changes due to climate change. A number of steps had been taken to mitigate the flood risk on site including the use of stilts to raise the dwelling above all but the most extreme flooding events. The applicants had provided a flood response plan and an evacuation plan to ensure that occupants were not on site in times of extreme flooding. This had not been a requirement in 1974 when the previous application had been approved.

A Member noted that the Habitat Regulations Assessment (HRA) had been provided by a third party and asked whether this assessment would be adopted by the Authority. The HPO confirmed that the HRA had been reviewed and ratified by the Authority's ecologists.

In response to a question the HPO confirmed that the development would have no impact on the Public Right of Way to the east of the site and there was no requirement for a Temporary Closure Order.

A Member asked, in light of the objection from the Environment Agency (EA), whether there would be further discussion with the EA if the application was approved. The HoP confirmed that the EA was one of many consultees and, as with all consultees, once the Planning Committee had reached a decision there would be no further dialogue with them.

A Member asked why the applications were described as part retrospective. The HPO responded that it was in part a reflection of the extant permission and part a reflection that work on the restoration of the mill had started. The HPO confirmed that this restoration work had subsequently been deemed appropriate by the LPA for the Broads. The Member noted that permits from the EA and the Internal Drainage Board were outstanding and asked whether this posed a risk to the Authority. The HPO confirmed that these were the sole responsibility of the applicant. The Member asked how waste water would be processed and the HPO confirmed that the development proposed a sewage treatment plant and further information relating to this had been conditioned.

Steven Howes, the agent, provided a statement in support of the application explaining that the applicants had, from the outset, intended to restore the mill to full working order. They were dismayed when their research revealed the scope of the previous permission and its impact on the mill. When clearing the site, the applicants had discovered the mill workings and the remains of the steam pump and were keen to demonstrate the history of drainage on the site. The applicants had previously restored a 14<sup>th</sup> century barn and this experience gave them an understanding of the time and effort required to restore historic buildings and an appreciation of the possible pitfalls. The applicants believed the dwelling was integral to the long term viability of the site as once the mill was restored it would require ongoing monitoring and maintenance. The applicants had experience of delivering an off grid property from a previous development in North Norfolk and Mr Howes indicated that his agency had previous expertise in this area. A historic building consultant with mill restoration experience had been engaged on this project. The development would, through the utilisation of photovoltaic panels, a green roof and timber frame, be sustainable. The applicants had considered the EA's concerns, at one point considering the introduction of a mezzanine floor within the dwelling, although this was precluded by the height restrictions imposed on the structure. In a worst case scenario, the use of the three storey windmill, the tallest structure in the location, as a refuge was considered to be the most practical solution.

A Member asked whether the applicants had access to a boat. Adam Singer, the applicant, confirmed that they would have a small dingy on site. Mr Howes indicated that, given flood events take time to reach their peak, the intention was to evacuate the site beforehand.

A Member noted that the EA's objection focused on the dwelling being separated from the proposed refuge and asked whether other options for ensuring safe access to the refuge in extreme flooding, such as a raised or floating walkway, had been considered. Mr Howes responded that a raised walkway was impractical given the height required to guarantee safe



use in an extreme flood event and given the complexities of a floating walkway it was considered not appropriate for this development.

Members supported the improvements the application brought to the site. Members noted the EA's representation and were content that sufficient measures had been proposed to provide a more resilient development than was approved in 1974 and considered that this was an exceptional development and it was believed that its benefits outweighed the risks.

Andrée Gee proposed, seconded by Melanie Vigo di Gallidoro

**It was resolved unanimously to delegate approval of BA/2023/0214/FUL to the Head of Planning, subject to Section 106 Agreement, RAMS payment and the following conditions:**

- **Standard time limit**
- **In accordance with plans and documents**
- **Historic building details including schedule of works to mill, schedule of works to engine house and photographic historic building record**
- **Materials and Additional details including: all new and reclaimed external materials, large scale joinery sections, barge soffits and rainwater goods, hard landscaping, soft landscaping, details of flues, external lighting, signs and interpretation and details of proposed sewage treatment plant**
- **Flood Risk and Water Management including full details of, flood proofing measures, flood refuge measures, flood response plan and evacuation strategy, surface water drainage strategy, hydrostatic and hydrodynamic pressures calculations for dwelling and mill, and water consumption capacity cap.**
- **Ecology including enhancement and mitigation outlined in Appendix 3 of Ecology Survey**
- **Remove householder permitted development rights relating to enlargement, improvement or other alteration of a house**

Martyn Hooton proposed, seconded by Harry Blathwayt

**It was resolved unanimously to delegate approval of BA/2023/0215/LBC to the Head of Planning, subject to Section 106 Agreement and the following conditions:**

- **Standard listed building time limit**
- **In accordance with plans and documents**
- **Any damage to the fabric of the building to be made good**
- **Historic building details including updated schedule of works to mill, updated schedule of works to engine house and photographic historic building record**
- **Materials and Additional details including: all new and reclaimed external materials, large scale joinery sections, barge soffits and rainwater goods, hard landscaping, soft**

## **landscaping, details of flues, external lighting, signs and interpretation and details of proposed sewage treatment plant**

The meeting adjourned at 11:07am and reconvened at 11:12am when Tony Grayling rejoined the meeting.

## **8. Enforcement update**

Members received an update report from the Head of Planning (HoP) on enforcement matters previously referred to the Committee. Further updates were provided at the meeting for:

Holly Lodge, Church Loke, Coltishall (Unauthorised replacement windows in listed building)

The HoP indicated that discussions with the agent of the landowner had ended in no resolution and the Local Planning Authority for the Broads was awaiting legal advice on this matter.

## **9. Consultation Responses**

The Planning Policy Officer (PPO) introduced the report, which documented the proposed responses to the Regional Energy Strategic Plan policy framework produced by Ofgem and Village Clusters Housing Allocation Plan (VCHAP) issued by South Norfolk Council.

The PPO explained that the Regional Energy Strategic Plan policy framework contained different terminology that appeared to describe the same concept and she had requested the use of consistent terms throughout the document. The framework did not account for protected landscapes and national parks or acknowledge there was a Local Planning Authority of the Broads and there was no consideration for peat or light pollution and the PPO had requested that these omissions/inaccuracies be resolved.

The VCHAP consultation related to an addendum that contained the alternative and amended sites following a consultation on some alternative site options earlier this year. The PPO had reviewed these new/amended sites, especially those that were adjacent to the Broads executive area, and her feedback related to strengthening wordings to promote a desired planning outcome, rather than encourage it, and to improve consideration of lighting schemes.

Matthew Shardlow proposed, seconded by Stephen Bolt and

**It was resolved unanimously to endorse the nature of the proposed responses to the Regional Energy Strategic Plan policy framework produced by Ofgem and South Norfolk Council's Village Clusters Housing Allocation Plan.**

## **10. Local Plan - Preparing the Publication Version**

The Planning Policy Officer (PPO) presented the report which included a new Energy Performance in Local Plans Topic Paper and updates to the associated energy policy, the Sequential Test associated with the Local Plan, a Development Boundaries topic paper and

proposed consultation for a possible development boundary at Filby, amendments to renewable and low carbon energy policy and updates to the utilities site policy. The PPO proposed to discuss each section of the report in turn and welcomed members' feedback.

#### Energy Efficiency Topic Paper and updated Energy demand and performance of new buildings policy

The Energy Performance in Local Plans topic paper (appendix 1 of the report) provided a summary of the Planning and Energy Act of 2008, subsequent written ministerial statements and the outcome of legal challenges related to what a Local Plan can require in terms of energy efficiency of buildings. The topic paper incorporated standards such as the Future Homes Standard (FHS) and Passivhaus as well as considering related activities from other Local Planning Authorities. The topic paper formed the basis of the draft amendments to policy DM18 (Energy demand and performance of new buildings). The policy supported a "fabric first" approach to reducing energy demand followed by the use of energy efficiencies and energy conservation measures.

The PPO indicated that the change in government might provoke further related changes, for example to the FHS, and given this uncertainty, the PPO proposed to resolve/debate these changes if they arose during the examination of the Local Plan for the Broads.

A Member asked whether the draft policy at point 7 could be strengthened to ensure the reduction of energy consumption was considered for developments relating to existing buildings. The PPO confirmed that the Local Plan could not mandate a review of energy consumption for existing buildings; it could only encourage it. The Carbon Reduction Projects Manager indicated that the drive to replace gas boilers with heat pumps might prove to be the most likely catalyst for mandating a review of the energy efficiency of existing housing stock.

Harry Blathwayt proposed, seconded by Kevin Maguire

**It was resolved unanimously to endorse the Energy Performance in Local Plans Topic Paper as evidence for the Local Plan and amendments to the Energy demand and performance of new buildings (including extensions) policy.**

Melanie Vigo di Gallidoro left the meeting.

#### Local Plan Sequential Test

The production of a Sequential Test (appendix 2 of the report) was mandated by the National Planning Policy Framework (NPPF) where flood risk was a consideration, which included large areas of the Broads executive area. The Environment Agency and Norfolk and Suffolk Lead Local Flood Authorities had been extensively consulted during the production of the Authority's Sequential Test and their feedback had been incorporated into the version included in this report.

A Member raised a series of queries including whether the Strategic Flood Risk Assessment had incorporated climate change, inconsistent references to Flood Response Plans in the context of car parks and the omission of tidal flooding as a classification. The Member would

email these questions to the PPO and she agreed to investigate these areas and make further changes to the Sequential Test as required.

Andrée Gee proposed, seconded by Stephen Bolt

**It was resolved unanimously to endorse the Sequential Test as evidence for the production of the Local Plan and to delegate approval of any further significant changes to the Head of Planning in consultation with the Chair of the Planning Committee.**

Development Boundaries Topic Paper and consultation on Filby Development Boundary

The Development Boundaries topic paper (appendix 3 of the report) had been updated to incorporate feedback from the Issues and Options and Preferred Options consultations. The most significant change, proposed by Great Yarmouth Borough Council (GYBC), was to include a development boundary in that part of Filby within the Broads to mirror the development boundary already defined within the part of Filby inside GYBC's local planning area.

The proposal was deemed acceptable and there was general support from the parish council and the Authority's heritage, landscape and ecology officers. The investigation into this matter had highlighted another new area (described as area Y in the topic paper) that may be suitable for inclusion in the development boundary.

The recommendation was to consult on the inclusion of a development boundary for Filby and ask whether it should include the newly identified area during the consultation of the publication version of the Broads Local Plan.

A Member asked whether the development boundaries for Wroxham and newly proposed Filby should be redrawn to exclude areas within Flood Zone 3. The PPO explained that development boundaries were relevant to residential moorings and flood risk was a known factor within the Local Plan therefore developments within these areas would be assessed accordingly.

Matthew Shardlow proposed, seconded by Andrée Gee

**It was resolved unanimously to endorse:**

- **The Development Boundaries Topic Paper as evidence for the Local Plan**
- **A public consultation on whether there should be a development boundary for Filby and whether it should include the new area specified**

Renewable and low carbon energy policy

Policy DM21 (Renewable and low carbon energy) had been updated to reflect responses from the Preferred Options consultation and to include a change by the new government to remove the requirement for local plans to identify suitable areas for onshore wind power. The criteria required to assess the impact of onshore wind power included impacts on birds, Ministry of Defence assets and local amenity.

Members welcomed these changes.

Martyn Hooton proposed, seconded by Kevin Maguire

**It was resolved unanimously to endorse to amendments to the Renewable and low carbon energy policy.**

#### Policy NOR1 – Utilities Site

The PPO explained that this policy (appendix 5 of the report) covered that part of the Utilities site which was within the Broads Authority area. The amendments related to the adoption of the Greater Norwich Local Plan in 2024 and changes proposed by Norwich City Council to the proposed policy that covers the East Norwich area that is within the Broads (part of the Utilities site).

A Member noted the use of the river for water sourced heating and suggested there was a risk that the accumulative impact of this could have a deleterious impact on water temperatures which in turn could impact the river ecosystem. The PPO agreed to update the policy to caveat the use of water sourced heating to avoid adverse impacts to the river ecosystem.

Martyn Hooton proposed, seconded by Andrée Gee

**It was resolved unanimously to endorse to amendments to the Utilities site policy.**

The PPO confirmed that the plan to deliver the publication version of the Local Plan to the Planning Committee meeting on the 8 November 2024 was on target.

Members thanked the PPO for her efforts on the latest changes to the Local Plan.

## **11. Proposed new National Planning Policy Framework - briefing and consultation response**

The Planning Policy Officer (PPO) presented the report which included a commentary on the proposed changes to the National Planning Policy Framework (NPPF) and draft responses to the associated consultation issued by the Ministry of Housing, Communities & Local Government. The PPO welcomed members' feedback on the proposed consultation responses.

The key change to the NPPF was to the standard method for assessing local housing need and the PPO confirmed that, due to the nuances of the Broads executive area, this methodology did not apply to the Broads. The PPO had been informed that NPPF guidance would indicate that the standard methodology was not applicable to the Broads. The PPO suggested that including this information in the NPPF itself might be more appropriate and this would be included in the consultation response.

The change to the standard method for assessing local housing need would apply to the Authority's neighbouring districts and as a result, their housing needs had all been significantly increased. The PPO indicated this could have implications for sites, within the neighbouring districts, close to the boundary with the Broads; sites, that had previously been excluded from development, could now be considered suitable for development.

The PPO highlighted the response to question 19 of the consultation regarding the assessment of housing need and the lack of activity to address historic permissions granted that had not been built out. The consultation referred to habitats with peat soils and the Authority had taken this opportunity to highlight the importance of this material within environments where it was prevalent and, given the long time required to regenerate, questioned the validity of any compensatory mechanism.

The new NPPF had defined a complicated set of transitional arrangements to govern when local plans were expected to comply with the new NPPF once it was published. The consultation on the new NPPF proposed delaying the deadline to submit local plans produced under the current local plan system from 25 June 2025 until no later than December 2026. As this deadline was defined within a consultation it was unclear to the PPO if this was a fixed milestone or whether it could vary depending on the outcome of the consultation.

Under these circumstances the PPO, Head of Planning (HoP) and the Director of Strategic Services were all agreed it was prudent to maintain the timescales previously specified in the Local Development Scheme (endorsed by the committee on 24 May 2024). There would be a series of recommendations when the Local Plan was brought to both Planning Committee and Broads Authority in November that would reflect the various scenarios in terms of when the new NPPF would be published including associated transitional arrangements.

A Member noted that the Authority had disagreed with the scale of the proposed increase in planning fees and asked whether the proposed lower alternative fee reflected the lower level required to recover the costs of the Authority's planning function. The HoP responded that the fee level at which the planning function covered its costs was part of the justification for this consultation response. The other was that planning fees had been increased relatively recently and that the proposed 107% uplift seemed excessive in the current economic climate.

The Member asked if the Authority had any information regarding how our neighbouring Local Planning Authorities had responded to this consultation question. The HoP was not aware of this information as they would be responding independently.

Andrée Gee proposed, seconded by Matthew Shardlow

**It was resolved unanimously to endorse the nature of the proposed response to the new NPPF consultation and to delegate approval of any further changes to the Head of Planning in consultation with the Chair of the Planning Committee.**

## 12. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State since the last meeting.

### 13. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 6 August to 2 September 2024 and there were no Tree Preservation Orders confirmed within this period.

### 14. Date of next meeting

The next meeting of the Planning Committee would be on Friday 11 October 2024 10.00am at The King's Centre, 63-75 King Street, Norwich.

The meeting ended at 12:05pm.

Signed by

Chair

DRAFT

## Appendix 1 – Declaration of interests Planning Committee, 13 September 2024

Member	Agenda/minute	Nature of interest
Tony Grayling	7	Director, Sustainable Business and Development for the consultee, Environment Agency (EA). As the EA had submitted a strong objection, he decided not to participate in this item and so left the room after the presentation and public speaking.

DRAFT



# Planning Committee

11 October 2024

Agenda item number 8

## Enforcement update

Report by Development Manager

### Summary

This table shows the monthly updates on enforcement matters. The financial implications of pursuing individual cases are reported on a site-by-site basis.

### Recommendation

To note the report.

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
14 September 2018 BA/2018/0047/ UNAUP3	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravans (Units X and Y)	<ul style="list-style-type: none"> <li>• Authority given to serve an Enforcement Notice requiring the removal of unauthorised static caravans on land at the Beauchamp Arms Public House should there be a breach of planning control and it be necessary, reasonable and expedient to do so.</li> <li>• Site being monitored. October 2018 to February 2019.</li> <li>• Planning Contravention Notices served 1 March 2019.</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> <li>• Site being monitored 14 August 2019.</li> <li>• Further caravan on-site 16 September 2019.</li> <li>• Site being monitored 3 July 2020.</li> <li>• Complaints received. Site to be visited on 29 October 2020.</li> <li>• Three static caravans located to rear of site appear to be in or in preparation for residential use. External works requiring planning permission (no application received) underway. Planning Contravention Notices served 13 November 2020.</li> <li>• Incomplete response to PCN received on 10 December. Landowner to be given additional response period.</li> <li>• Authority given to commence prosecution proceedings 5 February 2021.</li> <li>• Solicitor instructed 17 February 2021.</li> <li>• Hearing date in Norwich Magistrates Court 12 May 2021.</li> <li>• Summons issued 29 April 2021.</li> <li>• Adjournment requested by landowner on 4 May and refused by Court on 11 May.</li> <li>• Adjournment granted at Hearing on 12 May.</li> <li>• Revised Hearing date of 9 June 2021.</li> <li>• Operator pleaded 'not guilty' at Hearing on 9 June. Trial scheduled for 20 September at Great Yarmouth Magistrates Court.</li> <li>• Legal advice received in respect of new information. Prosecution withdrawn and new PCNs served on 7 September 2021.</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> <li>• Further information requested following scant PCN response and confirmation subsequently received that caravans 1 and 3 occupied on Assured Shorthold Tenancies [27/10/2021]</li> <li>• Verbal update to be provided on 3 December 2021</li> <li>• Enforcement Notices served 30 November, with date of effect of 29 December 2021. Compliance period of 3 months for cessation of unauthorised residential use and 4 months to clear the site [06/12/2021]</li> <li>• Site to be visited after 29 March to check compliance. 23 March 2022</li> <li>• Site visited 4 April and caravans appear to be occupied. Further PCNs served on 8 April to obtain clarification. There is a further caravan on site [11/04/2022]</li> <li>• PCN returned 12 May 2022 with confirmation that caravans 1 and 3 still occupied. Additional caravan not occupied.</li> <li>• Recommendation that LPA commence prosecution for failure to comply with Enforcement Notice [27/05/2022]</li> <li>• Solicitor instructed to commence prosecution [31/05/2022]</li> <li>• Prosecution in preparation [12/07/2022]</li> <li>• Further caravan, previously empty, now occupied. See separate report on agenda [24/11/2022]</li> <li>• Planning Contravention Notice to clarify occupation served 25 November 2022 [20/01/2023]</li> <li>• Interviews under caution conducted 21 December 2022 [20/01/2023]</li> <li>• Summons submitted to Court [04/04/2023]</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> <li>• Listed for hearing on 9 August 2023 at 12pm at Norwich Magistrates' Court [17/05/2023]</li> <li>• Operator pleaded 'not guilty' at hearing on 9 August and elected for trial at Crown Court. Listed for hearing on 6 September 2023 at Norwich Crown Court [09/08/2023]</li> <li>• Hearing at Norwich Crown Court adjourned to 22 September 2023 [01/09/2023]</li> <li>• Hearing at Norwich Crown Court adjourned to 22 December 2023 [26/09/2023]</li> <li>• Hearing postponed at request of Court, to 8 April 2024 rescheduled date [16/01/2024]</li> <li>• Hearing postponed at request of Court, to 14 May rescheduled date [10/04/2024]</li> <li>• Court dismiss Defendants' application to have prosecution case dismissed. Defendants plead 'not guilty' and trial listed for seven days commencing 23 June 2025 [14/05/2024]</li> </ul>
<p>8 November 2019</p> <p>BA/2017/0024/UNAUP2</p>	<p>Black gate Farm, High Mill Road, Cobholm</p>	<p>Unauthorised operational development – surfacing of site, installation of services and standing and use of 5 static</p>	<ul style="list-style-type: none"> <li>• Delegated Authority to Head of Planning to serve an Enforcement Notice, following liaison with the landowner at Blackgate Farm, to explain the situation and action.</li> <li>• Correspondence with solicitor on behalf of landowner 20 Nov. 2019.</li> <li>• Correspondence with planning agent 3 December 2019.</li> <li>• Enforcement Notice served 16 December 2019, taking effect on 27 January 2020 and compliance dates from 27 July 2020.</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
		caravan units for residential use for purposes of a private travellers' site.	<ul style="list-style-type: none"> <li>• Appeal against Enforcement Notice submitted 26 January 2020 with a request for a Hearing. Awaiting start date for the appeal [03/07/2020]</li> <li>• Appeal start date 17 August 2020.</li> <li>• Hearing scheduled 9 February 2021.</li> <li>• Hearing cancelled. Rescheduled to 20 July 2021.</li> <li>• Hearing completed 20 July and Inspector's decision awaited.</li> <li>• Appeal dismissed with minor variations to Enforcement Notice. Deadline for cessation of caravan use of 12 February 2022 and 12 August 2022 for non-traveller and traveller units respectively, plus 12 October 2022 to clear site of units and hardstanding [12/08/2021]</li> <li>• Retrospective application submitted on 6 December 2021.</li> <li>• Application turned away [16/12/2021]</li> <li>• Site visited 7 March 2022. Of non-traveller caravans, 2 have been removed off site, and occupancy status unclear of 3 remaining so investigations underway.</li> <li>• Further retrospective application submitted and turned away [17/03/2022]</li> <li>• Further information on occupation requested [11/04/2022]</li> <li>• No further information received [13/05/2022]</li> <li>• Site to be checked [06/06/2022]</li> <li>• Site visited and 2 caravans occupied in breach of Enforcement Notice, with another 2 to be vacated by 12 August 2022. Useful discussions held with new solicitor for landowner [12/07/2022]</li> <li>• Further site visited required to confirm situation [07/09/2022]</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> <li>• Site visit 20 September confirmed 5 caravans still present. Landowner subsequently offered to remove 3 by end October and remaining 2 by end April 2023 [03/09/2023].</li> <li>• Offer provisionally accepted on 17 October. Site to be checked after 1 November 2022.</li> <li>• Compliance with terms of offer as four caravans removed (site visits 10 and 23 November). Site to be checked after 31 March 2023 [24/11/2022]</li> <li>• One caravan remaining. Written to landowner’s agent [17/04/2023]</li> <li>• Gypsy and Traveller Accommodation Needs Assessment commissioned June 2023 [01/09/2023]</li> <li>• New consultants engaged to undertake Gypsy and Traveller Accommodation Needs Assessment March 2024 [10/04/2024]</li> <li>• <b>Case review – remaining caravan appears on aerials more than 10 years ago, so siting of it is lawful. It is occupied by a member of the family residing in the main dwelling and so the occupation can be considered ancillary within the planning unit. No further action expedient. Case to be closed [27/09/2024]</b></li> </ul>
13 May 2022 BA/2022/0023/ UNAUP2	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised operation development comprising erection of workshop,	<ul style="list-style-type: none"> <li>• Authority given by Chair and Vice Chair for service of Temporary Stop Notice requiring cessation of construction 13 May 2022</li> <li>• Temporary Stop Notice served 13 May 2022.</li> <li>• Enforcement Notice and Stop Notice regarding workshop served 1 June 2022</li> <li>• Enforcement Notice regarding kerbing and lighting served 1 June 2022</li> <li>• Appeals submitted against both Enforcement Notices [12/07/2022]</li> <li>• Appeals dismissed and Enforcement Notices upheld 29 July 2024.</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
		kerbing and lighting	<ul style="list-style-type: none"> <li>• Workshop to be dismantled and removed off site within two months; all associated structures and fixtures to be removed off site, services (electricity) to be disconnected and infrastructure to be removed off-site and the land to be made good within three months</li> <li>• Kerbed structure and lighting columns to be taken down and electricity connections to be taken up, all within two months; all structures, materials and associated debris arising from the above to be removed off site and the land to be made good within three months [30/07/2024]</li> <li>• <b>Site visit to be carried out and owner reminded of compliance periods [27/09/2024]</b></li> </ul>
21 September 2022 BA/2017/0006/ UNAUP1	Land at Loddon Marina, Bridge Street, Loddon	Unauthorised static caravans	<ul style="list-style-type: none"> <li>• Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of unauthorised static caravans.</li> <li>• Enforcement Notice served [04/10/2022]</li> <li>• Enforcement Notice withdrawn on 19 October due to minor error; corrected Enforcement Notice re-served 20 October 2022</li> <li>• Appeals submitted against Enforcement Notice [24/11/2022]</li> <li>• Appeals dismissed and Enforcement Notices amended and upheld 29 July 2024.</li> <li>• Residential use of the caravans to cease, the caravans and associated structures, fixtures, fittings and domestic paraphernalia to be removed off site, services (including water and electricity) to be disconnected and infrastructure to be removed off-site and the land to be made good, all within six months [30/07/2024]</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> <li>• <b>Owner to be reminded that notice to be complied with by 29 January 2025 [27/09/2024]</b></li> </ul>
<p>9 December 2022 BA/2018/0047/ UNAUP3</p>	<p>Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter</p>	<p>Unauthorised static caravan (Unit Z)</p>	<ul style="list-style-type: none"> <li>• Planning Contravention Notice to clarify occupation served 25 Nov 2022.</li> <li>• Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of unauthorised static caravan</li> <li>• Enforcement Notice served 11 January 2023 [20/01/2023]</li> <li>• Appeals submitted against Enforcement Notice [16/02/2023]</li> <li>• Appeals dismissed and Enforcement Notices amended and upheld 29 July 2024.</li> <li>• Residential use of the caravan to cease within two months; the caravan and associated structure or fixtures to be removed off site, services (electricity and water) to be disconnected and infrastructure to be removed off-site and the land to be made good within three months [30/07/2024]</li> <li>• <b>Site visit to be carried out and owner reminded of compliance periods [27/09/2024]</b></li> </ul>
<p>31 March 2023 BA/2023/0004/ UNAUP2</p>	<p>Land at the Berney Arms, Reedham</p>	<p>Unauthorised residential use of caravans and outbuilding</p>	<ul style="list-style-type: none"> <li>• Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of the caravans</li> <li>• Enforcement Notice served 12 April 2023</li> <li>• Enforcement Notice withdrawn on 26 April 2023 due to error in service. Enforcement Notice re-served 26 April 2023 [12/05/2023]</li> <li>• Appeal submitted against Enforcement Notice [25/05/2023]</li> </ul>



Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
2 February 2024 BA/2022/0007/ UNAUP2	Holly Lodge. Church Loke, Coltishall	Unauthorised replacement windows in listed building	<ul style="list-style-type: none"> <li>• Authority given to serve a Listed Building Enforcement Notice requiring the removal and replacement of the windows and the removal of the shutter. Compliance period of 15 years</li> <li>• LPA in discussions with agent for landowner [10/04/2024]</li> <li>• No resolution achieved through discussion. Legal advice sought [29/08/2024]</li> <li>• <b>Case review – Listed Building enforcement notice to be served, in process of content being considered and drafted [27/09/2024]</b></li> </ul>

Author: Steve Kenny

Date of report: 30 September 2024

Background papers: Enforcement files

# Planning Committee

11 October 2024

Agenda item number 9

## BA/2024/0012/TPO Land at former Bridge Hotel The Causeway, Repps With Bastwick

Report by Historic Environment Manager

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### Summary

A Provisional Tree Preservation Order (TPO) has been served on three trees and one group of trees at the former Bridge Hotel site, The Causeway, Repps with Bastwick. A single objection to the TPO was received and so a site visit was attended by Members on 6 September 2024.

### Recommendation

To consider whether to confirm the TPO. The officers' recommendation is that it is confirmed.

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## 1. Background

- 1.1. As part of its obligation as a Local Planning Authority (LPA), the Broads Authority is required to serve Tree Preservation Orders (TPOs) on trees which are considered to be of amenity value and which are under threat. There are criteria set out in The Town and Country (Tree Preservation) (England) Regulations) 2012 against which a tree must be assessed in order to determine whether it meets the threshold for protection.
- 1.2. This report explains how this process has been carried out in respect of three willows and a group of white willows at the former Bridge Hotel site, The Causeway, Repps with Bastwick (BA/2024/0012/TPO).

## 2. Tree Preservation Order procedure

- 2.1. There are two prerequisites which must be met for a tree to be considered for protection through a TPO. Firstly, the tree must be of amenity value, and secondly it must be under threat. There are many trees in the Broads (and elsewhere) which are of sufficient amenity value to qualify for TPO status, but which are not protected as they are not under threat. The TPO process is not a designation like, for example, a conservation area which is made following an assessment of particular character but is effectively a response to a set of circumstances.
- 2.2. Typically, the consideration of a tree for a TPO designation will arise in connection with either a Section 211 notification, notifying the authority of proposed works to trees within a conservation area or a development proposal, either through a formal planning

application or a pre-planning application discussion. At a site visit or when looking at photos or other visual representation, a case officer may see there is a tree on the site which is potentially of amenity value and under threat from the proposed development. The case officer will consult the Authority's Arboricultural Consultant, who may need to investigate further and will visit the site and make an assessment of the tree under the 2012 Regulations. If the tree is considered to meet the criteria in the Regulations, then a provisional TPO will be served.

- 2.3. After a provisional TPO has been served there is a consultation period, which gives the opportunity for the landowner and other interested parties to comment on it.
- 2.4. The Regulations require that a provisional TPO must be formally confirmed by the LPA within 6 months of it being served; if it is not confirmed then it will lapse.
- 2.5. The Authority's scheme of delegation allows provisional TPOs to be served and for non-controversial TPOs (i.e. where no objections have been received) to be confirmed by officers under delegated powers.
- 2.6. Where an objection has been received as part of the consultation process the decision on whether or not to confirm the provisional TPO is made by the Planning Committee.

### **3. The potential Tree Preservation Orders at the former Bridge Hotel site, The Causeway, Repps with Bastwick**

- 3.1. The subject trees are white willows and willows.
- 3.2. The site was formerly occupied by the Bridge Hotel and is currently vacant with part of the space used for private car parking. It sits on the southern bank of the River Thurne, immediately to the south-east of the medieval Potter Heigham bridge (scheduled monument). The western boundary of the site is formed by The Causeway, which runs from Repps with Bastwick into Potter Heigham. The northern site boundary is formed by the river; the eastern boundary is adjacent to a boatyard and the southern boundary abuts a restaurant and amusement arcade. The site is a prominent one and sits in the heart of the settlement and immediately opposite a public open space on the northern river bank.
- 3.3. Group G1 is a group of semi-mature white willows with high growth potential, located towards the south-eastern corner of the site. They are large trees that are highly visible. T1 and T2 are both willows positioned close to the river's edge on the bank at the northern edge of the site. T1 is a veteran tree and T2 is a pollarded tree and although they both have decay within their base they have high visual amenity. T3 is a smaller pollarded white willow, again with decay within its base but again with high visual amenity.
- 3.4. Despite the decay, if properly managed, the trees should continue to thrive. It is considered that the large trees contribute greatly to the amenity of the local area and the wider Broads landscape. In May 2024 the Planning Inspector who considered the

appeal of the BA/2021/0490/FUL application stated, that ‘the proposal includes removing groups of willows on the north-west and north-east boundaries (grades C and B respectively)...I find the grade B group plays an important role in the landscape when looking from the river and also from the footpath to the east, as it softens the built form and infuses it with trees so characteristic of the area.’ He goes on to state, ‘I consider that by removing a grade B group of trees the scheme would fail to conserve a key characteristic of the Broads’. It is these grade B trees that are covered by the provisional TPO, along with a grade A tree (T1).

- 3.5. On 13 June 2024 a provisional TPO was served on the trees. This must be confirmed by 13 December 2024.
- 3.6. On 18 June 2024 a letter objecting to the TPOs was received.
- 3.7. On 6 September 2024 members undertook a site visit, viewing the trees from the surrounding area and the notes from this visit can be found at Appendix 2.

## 4. Next steps

- 4.1. Following the site visit, the provisional TPO is reported to Planning Committee for its consideration.
- 4.2. The Authority’s Arboricultural Consultant considers that the trees detailed in this report are worthy of a TPO due to the contribution that they make to the local and wider area, as explained at 3.4 above. An objection has been received and the following Statement of Case sets out those objections formally, along with the response from the Arboricultural Consultant.

No.	Representation	Response
1.	The trees do not contribute to the character and wider amenity of the site and surrounding area due to the trees possibly creating a breach to the river bank	The trees are all clearly visible on the river bank or close to it and are an integral part of both the riparian character of the site and surrounding area. The trees on the river frontage are all mature/veteran trees that have been managed as part of the on-going management of the site and to date have not caused undue concern. They also have important biodiversity value as mature native pollards and are important features within the immediate and wider Broads landscape.
2.	Concern that the willow trees on the site are invasive and have an aggressive root system that may cause damage both to the land and waterways.	Willow trees are an integral part of the Broads landscape and can be very vigorous. However, appropriate management of the trees, as can be seen on the river frontage,

No.	Representation	Response
		allows for these perceived potential risks to be managed.
3.	The TPO should not be confirmed so that the site can be developed and the area can be made presentable for both residents and visitors	The Tree Preservation Order does not, and is not intended to, preclude development or tidying up of the site. It is aimed at securing the necessary protection for the existing tree cover on the site as part of any future development. As always with TPOs and development in the Broads, we will work with the site owner to deliver the best possible outcome for both the environment (trees) and any prospective development.

4.3. Members should consider this Statement of Case when considering whether to confirm the TPO.

## 5. Recommendation

5.1. It is recommended that the provisional Tree Preservation Order at the former Bridge Hotel site, the Causeway, Repps with Bastwick is confirmed.

Author: Kate Knights

Date of report: 25 September 2024

Background papers: TPO (BA/2024/0012/TPO) file

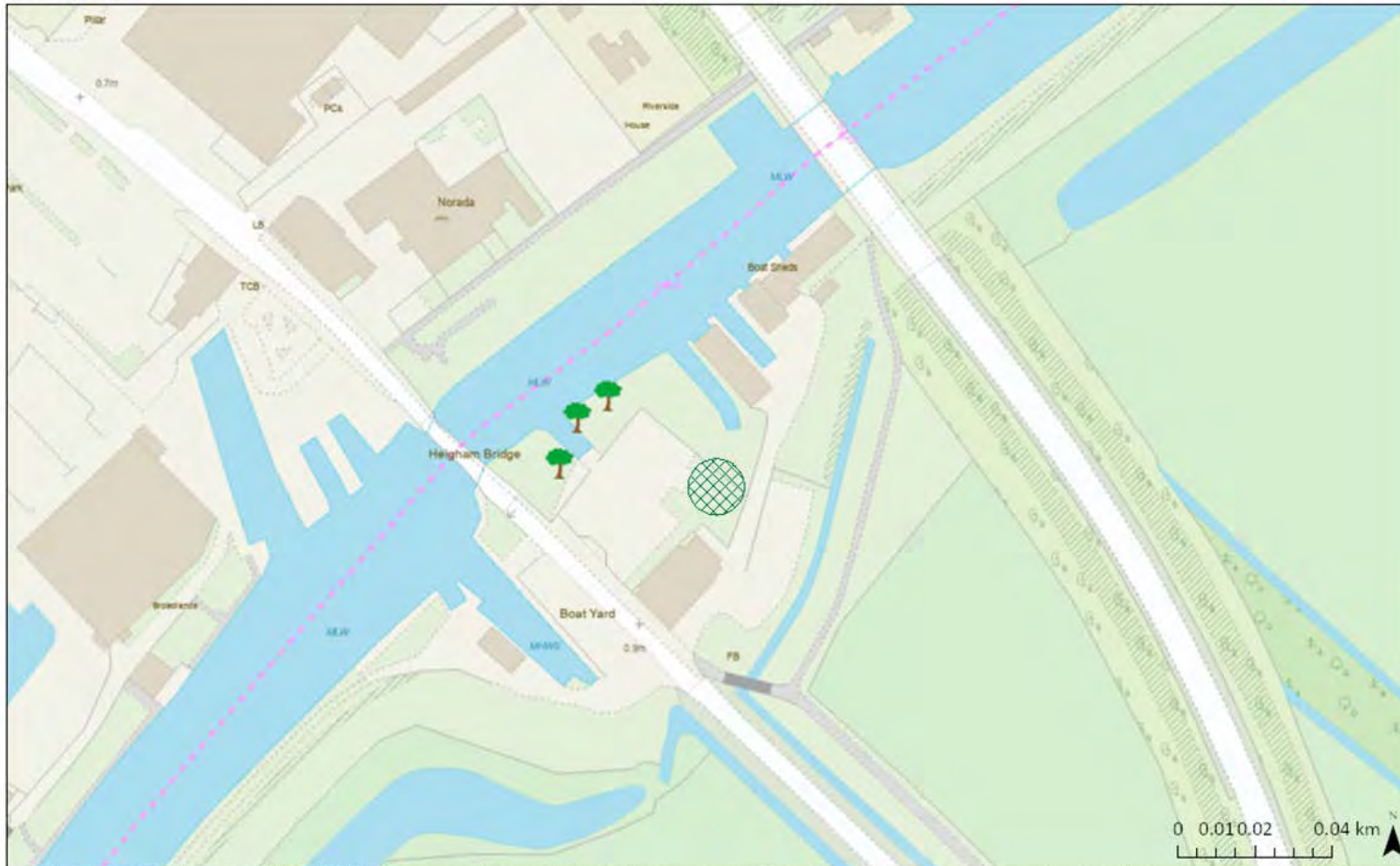
Appendix 1 – Location map

Appendix 2 – [Notes of site visit to Land at former Bridge Hotel, Repps with Bastwick](#)

# Appendix 1 – Location map

BA/2024/0012/TPO - Land At Former Bridge Hotel The Causeway Repps With Bastwick

Scale: 1:1,250



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TPO Point

## Appendix 2 – Notes of site visit held on 6 September 2024

# Planning Committee

## Minutes of the site visit to Land at former Bridge Hotel, The Causeway, Repps with Batswick, Horning held on 6 September 2024

### Present

Tony Grayling – in the Chair, Harry Blathwayt, Stephen Bolt, Andrée Gee, and Leslie Mogford.

### In attendance

Stephen Hayden – Arboricultural Consultant, Kate Knights – Historic Environment Manager and Lorraine Taylor – Governance Officer

### Members of the public in attendance

Peter Smith - observer on behalf of the Broads Society, Keith Bacon - the lessee of the land at the former Bridge Hotel, Fred Sharman – Chair of Repps with Bastwick Parish Council, Tracy Neave – Clerk of Repps with Bastwick Parish Council, Keith Lowe – Member of Potter Heigham Parish Council, and Mrs Sue Lowe – observer.

### Apologies

Apologies were received from Tim Jickells, Kevin Maguire, Melanie Vigo di Gallodoro, and Fran Whymark.

## 1. Introduction

Members met at 10:00am at the Staithe, Potter Heigham.

The Chair welcomed everyone and invited attendees to introduce themselves.

The Chair reminded Members of the protocol associated with a site visit emphasising that it was purely a fact-finding exercise, and no decision would be made at this visit. The Tree Preservation Order (TPO) would be considered for confirmation at the next committee meeting on Friday 11 October 2024. The aim of the visit was not to debate the issues, but to enable Members to see the site and its context, and to make sure all participants were satisfied that Members have seen all the appropriate details of the tree and viewed it from various aspects.

Members were reminded:

- To be as impartial as possible before, during and after the visit.

- To avoid discussing the TPO with owners or objectors before, during or after the site visit.
- If members wanted to ask questions of any party, this should take place only when the whole group was present.
- That Members should politely deflect any attempts at lobbying, by suggesting that comments be put in writing to the Authority or made during public speaking at the Planning Committee.

## 2. BA/2024/0012/TPO: Land at former Bridge Hotel, The Causeway, Repps with Batswick

The Heritage Environment Manager (HEM) provided an overview of the provisional Tree Preservation Order:

- Whether to hold a site visit for Members to look at the site of the provisional Tree Preservation Order (TPO) at land at the former Bridge Hotel, The Causeway, Repps with Bastwick was discussed at the Planning Committee held on 16 August 2024.
- The provisional TPO was served on 13 June 2024 and this must be confirmed by 13 December 2024.
- The provisional TPO covered three trees at the front of the site and a group of trees situated to the rear of the site.
- The site was the former Bridge Hotel. A recent planning application had been refused. This was then taken to appeal which was subsequently dismissed by the inspector, where he made reference to the contribution that the trees make to the landscape character of the area.
- The HEM said that when serving a TPO, there are four considerations: the condition of the trees; the amenity value; the likely lifespan; and any potential threat to the trees.
- The HEM said that the Broads Authority did feel that the trees had amenity value and that they were likely to have longevity of life.
- The HEM explained the objection to the TPO, in that that it was not considered that the trees contributed to the character and wider amenity of the site and surrounding area due to the trees possibly creating a breach to the riverbank. There was concern that the Willow trees at the site and the surrounding area were invasive and had an aggressive root system that might cause damage both to the land and waterways and that the trees would prevent development or improvements to the site.
- The HEM confirmed that any TPO would not stop the site from being developed in the future.

A Member asked how long the TPO would be in force. The HEM explained that this would be for the whole of the life of the trees, however, it would not stop any work being carried out to



maintain the trees such as pollarding. In addition, it would not stop the removal of any of the trees if adequate justification was provided, however, this would require approval from the Broads Authority.

Members, officers and member of the public were able to view the trees from the opposite riverbank situated in Potter Heigham. Stephen Hayden, the Authority's Arboricultural Consultant (AC) explained that there were three individual trees within the TPO and that it should be noted that they had been pollarded in the past. He added that the Authority would work with the owner to assist with the management of these trees, as well as being able to advise if the bank was damaged. The AC said that one of the three trees was a veteran tree, approximately 90+ years old and as part of the ongoing management of the trees, could be pollarded if needed.

The AC then pointed out the group of trees that were part of the TPO, but also pointed out the trees that were not included – one that was not in the boundary of the site and the other that was not in good condition.

The group moved on across the bridge into Repps with Bastwick and were able to view the trees from the footpath looking across the carpark. The group then moved on to the public footpath behind the chip shop so that they were able to view the group of trees in more detail.

In response to a question regarding root growth, the AC explained that there were ways to work around roots, so that the site could be developed in the future. The AC pointed out that the group of trees look like they have possibly had no maintenance and had not been pollarded, however, this could be done if required.

The group then concluded their site visit and returned to the staithe where the Chair asked if anyone had any questions. A question was asked whether the area of Potter Heigham/Repps with Bastwick was in a National Park. The Chair said that this was within Broads executive area, and that the Broads Authority was part of the National Park family. Harry Blathwayt, Chair of the Authority said that as far as planning applications were concerned, this was within a National Park.

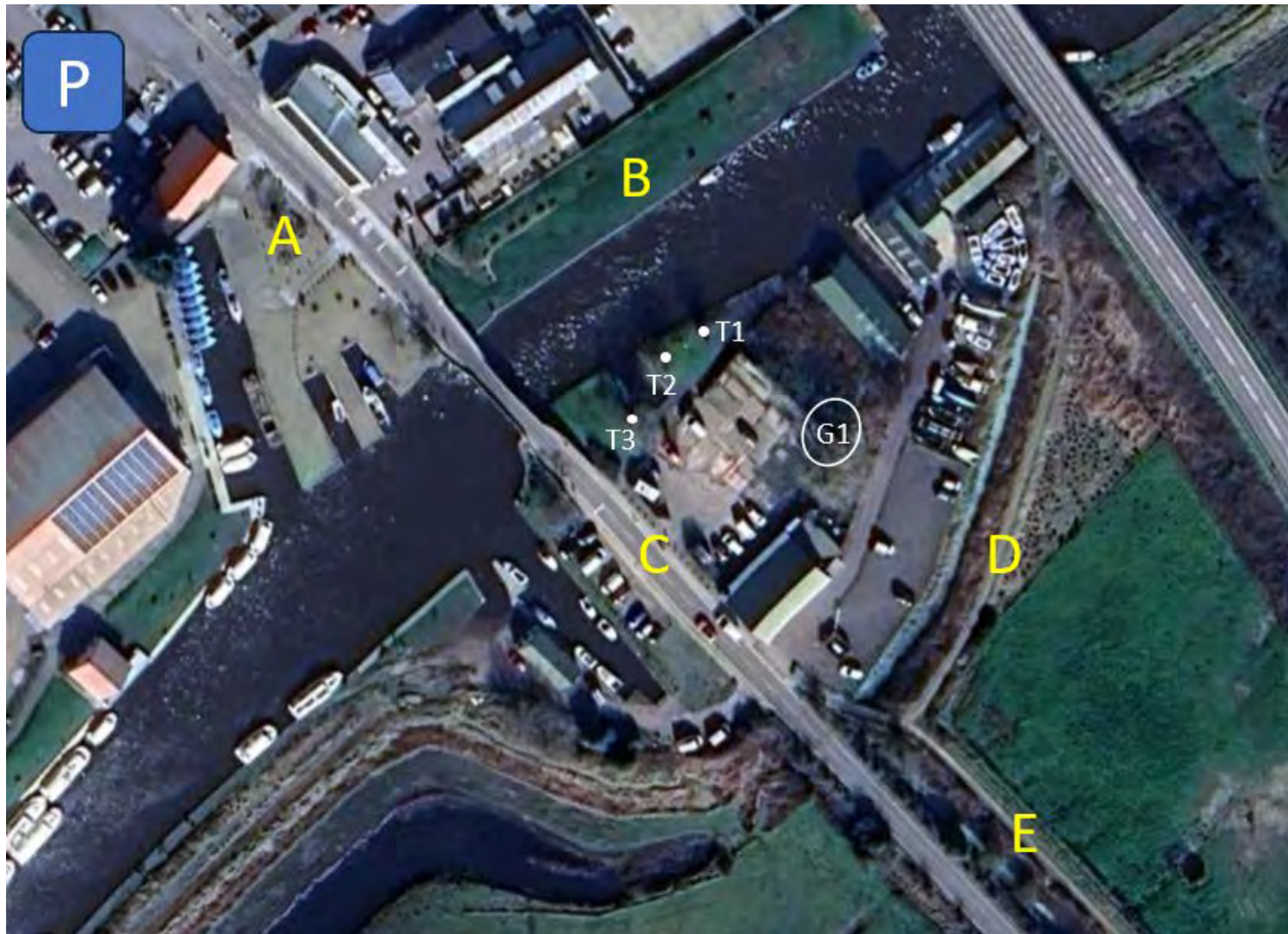
### 3. Conclusion

The Chair thanked everyone for attending the site inspection and confirmed that the TPO would be considered for confirmation at the next Planning Committee meeting on Friday 11 October 2024 meeting.

The meeting was closed at 10:40am.

Appendix 1 – [Route of the site visit](#)

## Appendix 1 – Route of site visit



# Planning Committee

11 October 2024

Agenda item number 10

## BA/2024/0013/TPO Nicholas Everitt Park, Bridge Road, Lowestoft- Site visit

Report by Historic Environment Manager

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### Summary

An objection has been received for a provisional Tree Preservation Order (TPO) and, as required by the Authority's Scheme of Delegation, this TPO will need to be determined by the Planning Committee. This report considers whether a site visit is required prior to the determination of the TPO.

### Recommendation

That Members of the Planning Committee do not undertake a site visit for provisional TPO state location (BA/2024/0013/TPO).

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## 1. Background

- 1.1. As part of its obligation as a Local Planning Authority (LPA), the Broads Authority is required to serve Tree Preservation Orders (TPOs) on trees which are considered to be of amenity value and which are under threat. There are criteria set out in The Town and Country (Tree Preservation) (England) Regulations) 2012 against which a tree must be assessed in order to determine whether it meets the threshold for protection.
- 1.2. This report explains how this process has been carried out in respect of a an oak tree at Nicholas Everitt Park, Bridge Road, Oulton Broad (BA/2024/0013/TPO).

## 2. Tree Preservation Order procedure

- 2.1. There are two prerequisites which must be met for a tree to be considered for protection through a TPO. Firstly, the tree must be of amenity value, and secondly it must be under threat. There are many trees in the Broads (and elsewhere) which are of sufficient amenity value to qualify for TPO status, but which are not protected as they are not under threat. The TPO process is not a designation like, for example, a conservation area which is made following an assessment of particular character, but is effectively a response to a set of circumstances.
- 2.2. Typically, the consideration of a tree for a TPO designation will arise in connection with a development proposal, either through a formal planning application or a pre-planning

application discussion. At a site visit or when looking at photos or other visual representation, if a case officer sees there is a tree on the site which is potentially of amenity value and under threat from the proposed development this will trigger the TPO process. The case officer will consult the Authority's Arboricultural Consultant who will visit the site and make an assessment of the tree under the 2012 Regulations. If the tree is considered to meet the criteria in the Regulations, then a provisional TPO will be served. TPOs can also be served as a result of the submission of a Section 211 (notice of works to trees in a conservation area) to the Local Planning Authority. The LPA can either approve the works or alternatively must serve a provisional TPO if the tree meets the criteria in the regulations. This was the case in this instance.

- 2.3. After a provisional TPO has been served there is a consultation period, which gives the opportunity for the landowner and other interested parties to comment on it. The Regulations require that a provisional TPO must be formally confirmed by the LPA within 6 months of it being served, if it is not confirmed then it will lapse.
- 2.4. The Authority's scheme of delegation allows provisional TPOs to be served under delegated powers and for non-controversial TPOs (i.e. where no objections have been received) to be confirmed by officers under delegated powers. Where an objection has been received as part of the consultation process, Members can decide to undertake a site visit to view the tree prior to making a decision on whether or not to confirm the TPO. Guidance on when it is appropriate to undertake a site visit is similar to that which applies in respect of a planning application. This is set out in Appendix 3 of the [Code of Practice for members of the Planning Committee and officers \(broads-authority.gov.uk\)](#). The circumstances in which this would be appropriate include:
  - where the issues are finely balanced;
  - where the impacts on neighbour amenity or the wider landscape are difficult to envisage other than by site assessment; or
  - it is beneficial in the interests of local decision-making to demonstrate that all aspects of the proposal have been considered on site.
- 2.5. The grounds of the objections will be reported to the Planning Committee in order to inform the decision on whether or not to undertake a site visit, and a recommendation will be made by officers.
- 2.6. The details of the objections will only be discussed at the meeting where a decision is to be made on whether or not to confirm the TPO.

### **3. BA/2024/0013/TPO at Nicholas Everitt Park, Oulton Broad**

- 3.1. The subject tree is a an oak tree.
- 3.2. The site is located in the south-eastern corner of Nicholas Everitt Park which is within the Oulton Broad Conservation Area.

- 3.3. The oak tree is an early mature/mature specimen and is situated on the western side of the drainage ditch which runs along the eastern side of the park's car park and to the west of the tennis courts.
- 3.4. A tree works application (BA/2024/0238/TCAA) was submitted in June 2024 for works to six trees in the park. The works to the other five trees were approved. However, the proposal to reduce the oak tree to a standing stem at 4-5m from ground level was considered inappropriate. A Tree Evaluation Method for Preservation Orders (TEMPO) assessment was carried out and the assessment deemed that a TPO would be appropriate. The provisional Tree Preservation Order was served on 18 July 2024. This must be confirmed by 18 January 2025.
- 3.5. The tree is a significantly sized oak tree, that has good amenity value and is visible publicly, particularly from the east. Although it sits among a group of trees, this oak contributes greatly to the group. The tree is an early mature/mature specimen that is considered likely to have a good future lifespan, although the tree is currently at risk as the Parish Council has applied for its removal. The tree is leaning but it has grown at this angle, away from adjacent trees. The lean is eastwards over the drainage ditch and as it has reached the edge of the tree belt the tree then grows more vertically adjacent to the parking area. It has no signs of fungal pathogens, decay or root movement and it is not considered that there is sufficient risk to warrant the proposed reduction to a 4-5m stump.
- 3.6. On 05 August 2024 a letter objecting to the TPOs was received from East Suffolk Services, who submitted the tree works application on behalf of the Parish Council. The objections are:
- That the tree does pose a significant risk, warranting the proposed works;
  - That the tree has a poor rooting area that is eroding over time, as well as a heavy lean over a well-used car park;
  - If the tree were to fall it could cause significant harm/injury to persons or damage to property;
  - Another large oak tree growing from the same dyke fell in June this year. This tree had no lean and was in good vitality.
- 3.7. It is considered that a presentation containing a photographic survey of the area around the tree and information from the Authority's Tree Consultant should be sufficient for Members of the Planning Committee to assess whether the provisional TPO should be confirmed.

## 4. Recommendation

### BA/2024/0013/TPO at Nicholas Everitt Park, Oulton Broad

- 4.1. That Members do not undertake a site visit. It is considered that a photographic survey can sufficiently illustrate the site for Members at Planning Committee when the confirmation is considered.

Author: Kate Knights

Date of report: 25 September 2024

Background papers: TPO BA/2024/0013/TPO file

Appendix 1: [Statement of Case and Site Location Plan](#)

# Appendix 1 – Statement of Case – Provisional TPO at Nicholas Everitt Park, Oulton Broad

## 1. Introduction

- 1.1. It is the Authority’s practice to provide Members with a Statement of Case, outlining the issues under consideration.
- 1.2. One objection has been raised to the provisional TPO.
- 1.3. As well as the points raised by the objector and the Authority’s response which are set out in the table below, there are other considerations. The tree is an early mature/ mature tree and therefore will have some longevity; it is considered to contribute to the visual amenity of the area and is therefore of benefit to the general public; the tree increases resilience to climate change and improves air quality in the area, aids biodiversity and encourages wildlife.

## 2. Representations and responses

- 2.1. The issues raised by the objector and the Broads Authority’s Tree Consultant’s response are set out below:

No.	Representation	Response
1.	That the tree does pose a significant risk, warranting the proposed works;	The tree does not pose a significant risk. It has grown at an angle away from other trees in the area and the condition of the tree, its roots and the ground around the tree are good and do not suggest that it poses an immediate risk, sufficient to warrant the proposed reduction / pollarding.
2.	That the tree has a poor rooting area that is eroding over time, as well as a heavy lean over a well-used car park;	The rooting area is not in poor condition and appears sound, with no signs of lifting or cracking. The tree has clearly grown in conjunction with the adjacent trees and the roots will have grown and developed to support the lean. Whilst the tree leans towards the car park, it does not lean over the car park and therefore it is not deemed an immediate risk to users of the car park.
3.	If the tree were to fall it could cause significant harm / injury to persons or damage to property;	There is always a potential risk with any tree. However, this tree is in good health and shows no immediate sign of weakness or likelihood to fall.

No.	Representation	Response
4.	Another large oak tree growing from the same dyke fell in June this year. This tree had no lean and was in good vitality.	As above.

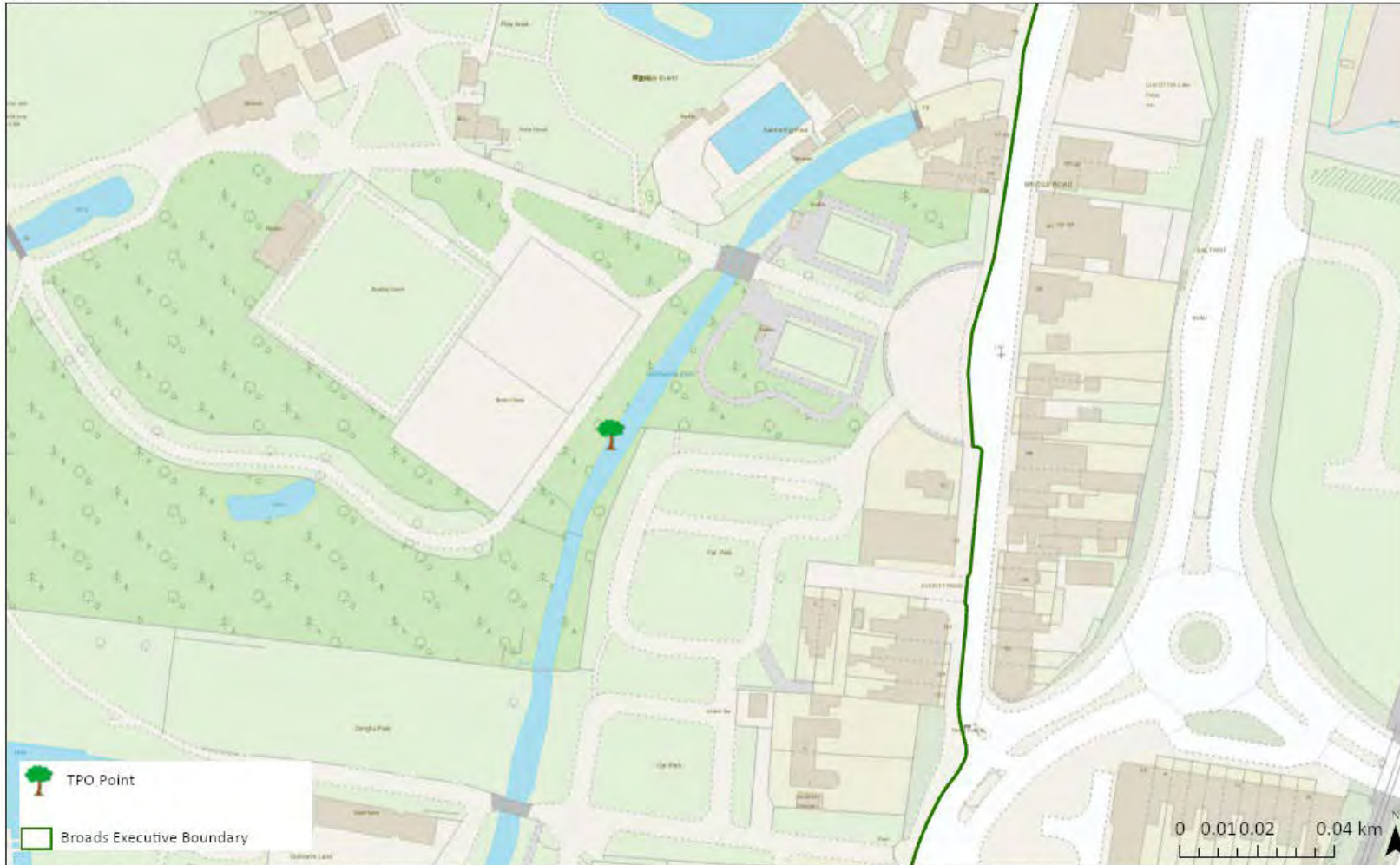
2.2. Members should consider this Statement of Case when considering whether to carry out a site visit and when considering whether to confirm the TPO.



### 3. Location map

BA/2024/0013/TPO - Nicholas Everitt Park, Bridge Road, Lowestoft

Scale: 1:1,250



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# Planning Committee

11 October 2024

Agenda item number 11

## Reedham Neighbourhood Plan- Adoption

Report by Planning Policy Officer

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### Purpose

The Reedham Neighbourhood Plan has been examined. The Examiner made some changes to the Plan. The Plan was subject to a referendum on 12 September 2024.

### Recommended decision

That the Reedham Neighbourhood Plan is endorsed to be made/adopted by the Broads Authority.

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## 1. Introduction

- 1.1. The submitted Reedham Neighbourhood Plan was approved by the Broads Authority's Planning Committee in October 2023. This was followed by a statutory publication period between Wednesday 18th October to Wednesday 29th November, in which the Plan and its supporting documents were available to the public and consultation bodies online at [Reedham Neighbourhood Plan – Broadland and South Norfolk \(southnorfolkandbroadland.gov.uk\)](https://southnorfolkandbroadland.gov.uk).
- 1.2. During the publication period, representations were received from various organisations/individuals. The representations may be viewed, together with the late representations, via the following links: [Reedham Neighbourhood Plan – Broadland and South Norfolk \(southnorfolkandbroadland.gov.uk\)](https://southnorfolkandbroadland.gov.uk).
- 1.3. These representations were submitted, along with the Neighbourhood Plan and supporting information, to the independent Examiner, Mr Andrew Ashcroft. The examination was conducted via written representations during late 2023/early 2024 (the Examiner deciding that a public hearing would not be required).
- 1.4. Legislation directs that an Examiner considers whether:
  - a) the draft plan meets the [basic conditions of a Neighbourhood Development Plan](#);
  - b) the draft plan complies with the definition of a Neighbourhood Development Plan and the provisions that can be made by such a plan;
  - c) the area for referendum should extend beyond the neighbourhood area; and

d) the draft plan is compatible with the Convention rights.

## 2. The Examiner's Report

2.1. The [Examiner's Report on the Reedham Neighbourhood Plan](#) concluded that, subject to amendments (as set out in the report), the Plan can proceed to referendum. The Examiner also concluded that the area of the referendum does not need to be extended beyond Reedham.

## 3. Referendum

3.1. The referendum for the Reedham Neighbourhood Plan was held on Thursday 12 September 2024. More than 50% voted in favour of the Plan.

## 4. Next steps

4.1. If both the Broads Authority and Broadland Council make/adopt the Neighbourhood Plan, it becomes part of the Development Plan for the area. The polices have the same weight as Local Plan policies when making decisions.

Author: Natalie Beal

Date of report: 23 September 2024

# Planning Committee

11 October 2024

Agenda item number 12

## Local Plan - Preparing the Publication version

Report by Planning Policy Officer

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### Summary

This report introduces some updated evidence and policies that will support the next version of the Local Plan. These are the BNG more than 20% Topic Paper and the pubs policy.

### Recommendations

- i. BNG of 20% is included in the emerging Local Plan.
  - ii. The BNG Topic Paper is endorsed as evidence for the Local Plan.
  - iii. The policy on pubs is endorsed.
- 

## 1. Introduction

- 1.1. This report introduces some updated evidence and policies that will support the next version of the Local Plan. These are the BNG more than 20% Topic Paper and the pubs policy. Each section has its own recommendation.

## 2. BNG of more than 10%

- 2.1. The Topic Paper at Appendix 1 sets out the justification for BNG of 20%. In summary:
  - a) The level of requirement for BNG (be it 10% or more) makes relatively little difference to the costs of mitigating and compensating for impacts.
  - b) The majority (77%) of designated species recorded in the Broads are Red Data Book (RDB) or Notable (these include species designated as RDB, Notable, Rare/Scarce).
  - c) There are 19 Global Red Data Book species present in the Broads.
  - d) Priority E of the Natural Capital Compendium says, “Develop policy & programmes for partnership working to increase species richness, abundance and ecological resilience by managing existing habitats, improving habitat connectivity and enabling habitat & species migration”.

- e) The recovery and enhancement of biodiversity is seen as critically important to the Broads Authority and its partners.
  - f) Conserving and enhancing biodiversity is one of the purposes of the Broads Authority.
  - g) The Broads Authority Executive Area is clearly of great importance to habitats and species, including those that are visitors.
  - h) The special qualities of the Broads include the variety of habitat and diversity of wildlife.
  - i) The thriving plants and wildlife targets set by Government demonstrate the great importance to habitats and species in the Broads Authority Executive Area and the great potential the area has for benefitting wildlife.
  - j) National Parks and The Broads have a critical role to play in delivering national level targets for restoring certain habitats and in achieving targets to halt and reverse the declines in the abundance of species.
  - k) Pressures on land use and fragments landscapes are affecting wildlife.
  - l) The changing climate puts wildlife at further risk.
- 2.2. The viability study to support the Local Plan is being finalised, but for BNG the consultants conclude that: the extra costs of moving from a 10% to a 20% contribution for a brownfield site is £49 per dwelling which is minimal in terms of the total development costs for a new home.
- 2.3. It is therefore recommended that:
- i. BNG of 20% is included in the emerging Local Plan.
  - ii. Members endorse the BNG Topic Paper as evidence for the Local Plan.

### 3. Pubs policy

- 3.1. The policy in the Local Plan relating to pubs has been reviewed and amended. The proposed policy is at [Appendix 2](#) and is marked with changes. Essentially the changes refer to clarifying any proposals to diversify or change the use as well as referring to Assets of Community Value.
- 3.2. It is recommended that Members endorse the policy on pubs.

Author: Natalie Beal

Date of report: 25 September 2024

Appendix 1 – [BNG of more than 10% Topic Paper](#)

Appendix 2 – [Amended Pubs policy](#)

# More than 10% Biodiversity Net Gain for the Local Plan for the Broads Topic Paper

October 2024

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# 1: Introduction

Biodiversity Net Gain (BNG) became mandatory for large schemes from 12 February 2024 and for smaller schemes, from 2 April 2024. The level of mandatory net gain is at least 10%. This Topic Paper explores justification for considering a BNG level of greater than 10% for the Local Plan for the Broads.

## 2: Local justification for recommending minimum Biodiversity Net Gain greater than 10%

### 2.1 Evidence from national Cost/Benefit Analysis.

Within the evidence presented by Defra consulting on the introduction of BNG into the planning system (December 2018-February 2019), it was made clear that an increase of 10% would be the absolute minimum necessary to ensure confidence that a net loss in biodiversity would be avoided, and that any gain would actually be realised as an outcome of a development related biodiversity 'enhancement' project.

Relevant findings from Defra's Impact Assessment document<sup>1</sup> (21/11/2018) include (our emphases):

- "...In simple terms, [10%] is the lowest level of net gain that [Defra] could confidently expect to deliver genuine net gain, or at least no net loss, of biodiversity and thereby meet its policy objectives."
- "...Advice from some Natural Capital Committee members suggests that a level of net gain at or above 10% is necessary to give reasonable confidence in halting biodiversity losses."
- "...The department therefore favours as high a level of net gain as is feasible... The analysis undertaken in this Impact Assessment indicates that the level of requirement makes relatively little difference to the costs of mitigating and compensating for impacts."

**The level of requirement for BNG (be it 10% or more) makes relatively little difference to the costs of mitigating and compensating for impacts.**

### 2.2 Evidence from Broads Biodiversity Audit 2011<sup>2</sup>

The project aims were as follows:

1. To quantify the national biodiversity importance of the Broads.
2. To quantify the relative numbers of priority species within different Broads habitat assemblages.
3. To understand the spatial distribution of these priorities.

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<sup>1</sup> See; [Biodiversity Net Gain Consultation Impact Assessment, Defra 2018 \(consult.defra.gov.uk\)](#)

<sup>2</sup> [Broads Biodiversity Audit Report \(broads-authority.gov.uk\)](#)



4. To develop methodology and framework providing evidence for the spatial distribution, tolerance and sensitivity of priority species to saline incursion and flooding.
5. To apply this methodology to map tolerance and sensitivity of priority species to saline incursion and flooding throughout the Broads Executive Area and the wider area of The Broads Biodiversity Action Plan (BBAP).

The Broads Biodiversity Audit 2011 concludes that the Broads is very important for biodiversity, with records (pooling pre- and post-1988) comprising:

- 11,067 species in total
- 19 Global Red Data Book (GRDB) species
- 1,519 priority species (GRDB, Red Data Books (RDB), Nationally Notable, Birds of Conservation Concern, BAP, regional specialties)
- 19% of total designated species in the United Kingdom (based on the Joint nature Conservation Committee only), occurring in an area only 0.4% of the United Kingdom
- 26% of the UK's BAP species, 13% of the UK's RDB, 17% of Notable and Scarce
- A very wide range of taxonomic groups: e.g. 403 species of beetle, 251 species of flies (Diptera) and 179 species of moth
- Very large numbers of priority bird species: 85% and 94% respectively of UK Bird: Red and Bird: Amber designated species
- 66 Broads Speciality species, 14 species entirely and 17 largely restricted to The Broads in the UK and 35 that have a primary stronghold in the region.

**The majority (77%) of designated species recorded in the Broads are RDB or Notable (these include species designated as GRDB, RDB, Notable, Rare/Scarce).**

### 2.3 Global Red Data Book species

The 19 Global Red Data Book<sup>3</sup> species occurring in the Broads included six species of birds (although two species are vagrants to the area), four species of mollusc, the White-clawed Crayfish, *Austropotamobius pallipes* (GRB:EN, BAP) and a Hairy Fungus beetle, *Pseudotriphyllus suturalis*, a recent addition to the IUCN Red Data Book. The Medicinal Leech *Hirudo medicinalis* (GRDB:NT, BAP) is also listed, but was last recorded in 1981.

Only one Marine: Near Scarce species was recorded in the Broads, the Tentacled Lagoon Worm *Alkmaria romijni* (M:NS). This annelid has been recorded at a number of scattered southern locations from the Humber to Pembrokeshire, inhabiting lagoons and sheltered estuaries, and was found in Breydon Water, near Reedham Marshes. Although the last record was in 1987, marine and estuarine species are under-recorded, and it may still be present in the area.

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<sup>3</sup> Red data book is the document established by IUCN for documenting the rare and endangered species of plants, animals, fungi and also a few local species that exist within a state or country.

**There are 19 Global Red Data Book species present in the Broads.**

## 2.4 Evidence from Natural Capital Compendium<sup>4</sup>

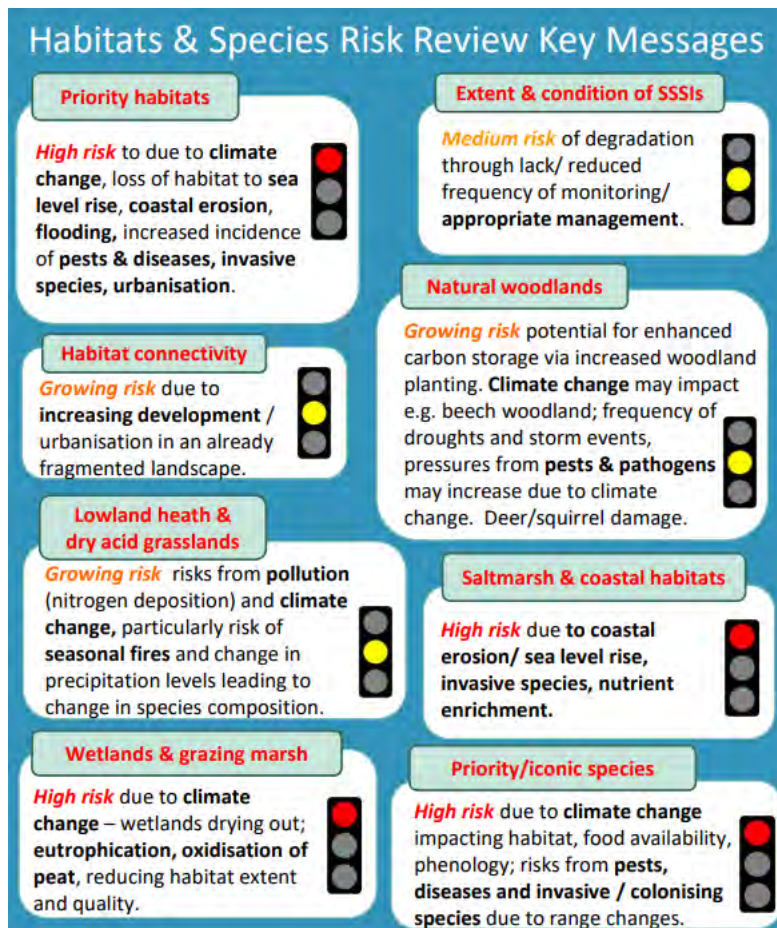
The purpose of this Evidence Compendium was to present information about Natural Capital assets in Norfolk and Suffolk and the potential risks to them, to provide an element of the preparatory work that will feed into a Norfolk & Suffolk 25 Year Environment Plan. There is a section about risks to Habitats & Species, copied below, with some infographics about the key messages on the Habitats & Species risk review which is also available below. In addition to the Habitats & Species risk review, there are also sections about Risks to Freshwater, Risks to Coast & Marine, and Risks to Atmosphere.

Risks to habitats and species are well documented and include habitat loss, fragmentation and loss of habitat quality resulting from pressures including climate change, land use change, intensive agriculture, nutrient enrichment, pollution, disturbance, pests & diseases and invasive species. The creation of a 'Nature Recovery Network' to provide a 'resilient and coherent ecological network' forms part of the government's 25 Year Environment Plan (DEFRA, 2018) and response to these pressures. This aims to provide an additional 500,000 hectares of wildlife habitat, more effectively linking current protected sites and landscapes, urban green spaces and waterways. Guidance for the development of Nature Recovery Networks has been published by Natural England (Crick et al., 2020). This will be facilitated through the planning system and delivered locally by a partnership of organisations and landowners supported by the new Environmental Land Management Scheme.

As a result of the reviews carried out in the Norfolk and Suffolk Natural Capital compendium, seven priority areas were defined for consideration in the development of the Norfolk and Suffolk 25-year environment plan, which include Priority E "Develop policy & programmes for partnership working **to increase species richness, abundance and ecological resilience** by managing existing habitats, improving habitat connectivity and enabling habitat & species migration".

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<sup>4</sup> [Natural Capital Evidence Compendium for Norfolk and Suffolk October 2020 \(pdf | norfolkbiodiversity.org\)](#)



Priority E of the Natural Capital Compendium says “Develop policy & programmes for partnership working to increase species richness, abundance and ecological resilience by managing existing habitats, improving habitat connectivity and enabling habitat & species migration”.

## 2.5 Broads Plan<sup>5</sup>

The Broads Plan is the single most important strategy for the Broads National Park, setting out a long-term vision and strategic objectives to benefit its landscape, environment, local communities and visitors. As a high-level overarching plan, it draws together and guides a wide range of plans, programmes and policies relevant to the area. The Broads Plan is reviewed and updated on a regular basis, and this Plan covers the period 2022 to 2027. Part of the vision for the Broads Plan says ‘Biodiversity is at the heart of nature recovery. Our natural environment and the beneficial goods, services and cultural values it provides from food and energy to landscape character and recreation are in good condition, used fairly and sustainably, and valued by society. In particular, the precious nature of plentiful, clean, fresh water as a fundamental resource is understood and respected by all’.

<sup>5</sup> [Broads Plan 2022 - 2027 \(broads-authority.gov.uk\)](https://broads-authority.gov.uk)

One of the themes is Theme B: Improving landscapes for biodiversity and agriculture. There are 'sub themes' which are:

**B1** - Restore, maintain and enhance lakes and use monitoring evidence to trial and implement further innovative lake restoration techniques

**B2** - Promote best practice water capture and usage across the Broadland Rivers Catchment and reduce point and diffuse pollution into the floodplain and water courses

**B3** - Seek biodiversity net gain and enhance areas of fen, reed bed, grazing marsh and wet woodland, to protect peatlands as carbon sinks

**B4** - Define, implement and monitor management regimes for priority species and invasive non-native species

**B5** - Improve partnership coordination and communication of Broads biodiversity monitoring and research effort, linked to the National Biodiversity Network

**The recovery and enhancement of biodiversity is seen as critically important to the Broads Authority and its partners.**

## 2.6 Broads Authority Purposes

The Broads Authority is a Special Statutory Authority established under the [Norfolk and Suffolk Broads Act 1988](#)<sup>6</sup>. It has a statutory duty to manage the Broads for three purposes, none of which takes precedence:

- Conserving and enhancing the natural beauty, wildlife and cultural heritage of the Broads;
- Promoting opportunities for the understanding and enjoyment of the special qualities of the Broads by the public; and
- Protecting the interests of navigation.

Additionally, in discharging its functions, the Broads Authority must have regard to:

- The national importance of the Broads as an area of natural beauty and one which affords opportunities for open-air recreation;
- The desirability of protecting the natural resources of the Broads from damage; and
- The needs of agriculture and forestry and the economic and social interests of those who live or work in the Broads.

**Conserving and enhancing biodiversity is one of the purposes of the Broads Authority.**

## 2.7 Biodiversity in the Broads

The Broads is one of Europe's finest and most important wetlands, with a rich mosaic of habitats comprising, among other things, shallow lakes, rivers, fens, drained marshland, wet woodland, estuary saltmarshes, intertidal mudflats and coastal dunes. Twenty-eight sites covering a total of more than 7,200 hectares are nationally designated as Sites of Special

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<sup>6</sup> [Broads Authority Act 2009](#) is also of importance.

Scientific Interest (SSSIs), a third of which are also National Nature Reserves (NNRs), and there are numerous County Wildlife Sites (CWSs) within and near the Broads boundary. Most of the SSSIs are of international importance for their habitats and wildlife as are the Broads Special Area of Conservation (SAC) and the Broadland Special Protection Area (SPA), and an area of the wetland is also designated as a Wetland of International Importance under the Ramsar Convention.

The Broads is a UK priority wetland area, with the largest expanse of species-rich peat fen in lowland Britain. Most of its fen sites are designated for nature conservation, with around 40% owned or managed by conservation organisations.

The Broads has the most extensive tract of wild wet woodland within Eastern England. It is of international significance and where not designated may, like other habitats located on peat soils, be at risk from drainage and from loss due to development. Natural regeneration of wild wet woodland in suitable low-quality habitats can support nature recovery.

Grazing marsh covers around half of the Broads. Some areas attract large and internationally important numbers of breeding and non-breeding birds, and there is a substantial area of internationally important dyke communities. The marshes provide a third of East Anglia's cattle grazing land, and local farmers and graziers rely on environmental land management support to optimise profit and protect the habitats.

There are more than 11,000 recorded species in the Broads, including 26% of all UK BAP<sub>14</sub> priority species and 17% of all nationally notable or scarce species. Sixty-six species are either restricted entirely to the Broads or rarely seen elsewhere in Britain. Iconic species include the Bittern, Marsh Harrier, Otter, Fen Orchid, Norfolk Hawker Dragonfly and the entire UK populations of the Swallowtail Butterfly, Dotted Footman Moth and Holly-Leaved Naiad.

The long-term aim for the Broads Plan is: Biodiversity is thriving in the Broads, which remains a globally important wetland adapting to climate change. Sustainable land and water management practices support well-functioning ecosystems to provide multiple public goods including food, clean and plentiful water, carbon storage, abundant wildlife, landscape character, and recreation and tourism. The challenging targets to improve water quality, water supply and flood protection are being met. Opportunities are taken to establish more, bigger, better and more joined up ecological networks, and priority species and their habitat needs are well understood and well managed to halt and reverse biodiversity decline and loss, increase resilience and adaptive ability, and pursue environmental net gain. Invasive non-native species are under control and eradicated where possible. A profitable agriculture sector provides good food while maintaining or restoring habitats to good ecological condition. Robust evidence and monitoring guide good decision making in all aspects of natural resource management.

**The Broads Authority Executive Area is clearly of great importance to habitats and species, including those that are visitors.**

## 2.8 Special Qualities of the Broads

Over the years, the Authority has asked people to identify the special qualities or features of the Broads they value most. Common responses include:

- The winding rivers and open water bodies – the ‘broads’
- The variety of habitats
- The abundance and rich diversity of wildlife
- Navigable, lock-free waterways to explore and enjoy
- The variety of patterns and textures in the landscape
- Countryside access to both land and water
- ‘Big sky’ views, dark skies and a sense of remoteness, tranquillity and wildness
- The people, the visitors, the activities
- The history and historic environment: earth heritage, heritage assets, archaeology
- Boating, boatbuilding and unique heritage fleets
- Cultural assets, skills and traditions such as thatching and millwrighting
- People’s interactions with the landscape
- Waterside settlements and quiet villages

**The special qualities of the Broads include the variety of habitats and diversity of wildlife.**

## 2.9 DEFRA Outcomes Framework

To support Protected Landscapes in meeting their huge potential for nature, climate, people and place, the Government has established targets for National Parks and National Landscapes with the Outcomes Framework which as published in January 2024<sup>7</sup>. These targets promote the actions that are most needed to achieve positive changes. They set the ambition for how we expect Protected Landscapes to achieve 3 outcomes from our Environmental Improvement Plan (EIP) 2023:

- Goal 1: Thriving plants and wildlife
- Goal 7: Mitigating and adapting to climate change
- Goal 10: Enhancing beauty, heritage and engagement with the natural environment

Thriving plants and wildlife targets are set to motivate more activity on the components needed to ensure wildlife can thrive.

Protected Landscape bodies and partners should seek to increase the amount of land in favourable management in Protected Landscapes through meeting the targets below and

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<sup>7</sup> [Protected Landscapes Targets and Outcomes Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/protected-landscapes-targets-and-outcomes-framework)

other available means. This will maximise the contribution that Protected Landscapes can make towards our national targets for nature recovery.

- Target 1 - Restore or create more than 250,000 hectares of a range of wildlife-rich habitats within Protected Landscapes, outside protected sites by 2042 (from a 2022 baseline).
- Target 2 - Bring 80% of SSSIs within Protected Landscapes into favourable condition by 2042.
- Target 3 - For 60% of SSSIs within Protected Landscapes assessed as having 'actions on track' to achieve favourable condition by 31 January 2028.
- Target 4 - Continuing favourable management of all existing priority habitat already in favourable condition outside of SSSIs (from a 2022 baseline) and increasing to include all newly restored or created habitat through agri-environment schemes by 2042.
- Target 5 - Ensuring at least 65% to 80% of land managers adopt nature friendly farming on at least 10% to 15% of their land by 2030.

**The thriving plants and wildlife targets set by Government demonstrate the great importance to habitats and species in the Broads Authority Executive Area and the great potential the area has for benefitting wildlife.**

## 2.10 Campaign for National Parks Health Check Report on National Parks

[National Parks Health Check Report - Campaign for National Parks \(cnp.org.uk\)](https://cnp.org.uk) was completed in 2024. This report sets out the first full assessment of how well the National Parks of England and Wales are supporting nature recovery. It provides evidence of the current situation and identifies the changes needed to policy, legislation and practice in order to secure the step-change in progress that is so urgently needed.

National Parks also have a critical role to play in delivering national level targets for restoring certain habitats and in achieving targets to halt and reverse the declines in the abundance of species in both England and Wales.

Making National Parks better is fundamental to tackling species extinction and biodiversity loss.

**National Parks and The Broads have a critical role to play in delivering national level targets for restoring certain habitats and in achieving targets to halt and reverse the declines in the abundance of species.**

## 2.11 Pressures on land use

Within Norfolk, there are **pressures on land use**, the biggest being significant and unprecedented levels of growth. The population of the Norfolk is projected to increase from

916,120 in 2021 to 1,029,249 by 2043<sup>8</sup>, an increase of around 11%. In addition to new homes is the infrastructure needed to support them – transport, education, health and social care, utilities and community facilities. This all requires space (land) and resources.

The continuous growth in development and urbanisation means the County now has a **highly fragmented landscape** with small pockets of habitat supporting rare and vulnerable species. The Lawton Report “Making Space for Nature”<sup>9</sup> has emphasised the importance of networks and connectivity for biodiversity. Fragmentation impairs species movement and migration, meaning these isolated populations are less able to survive or adapt to changing climate conditions and are put at further risk.

**Pressures on land use and fragments landscapes are affecting wildlife.**

## 2.12 A changing climate

The changing climate puts wildlife at further risk<sup>10</sup>; for example, with warming of 2°C, 72% of bumblebees in Norfolk could be lost, along with 75% of grasshoppers and bush crickets, and 68% of larger moths. The new climate, at this level of warming, potentially becomes unsuitable for 15 species of birds and 7 species of mammal. The Swallowtail Butterfly, found in the UK only in the Norfolk Broads, and Red Admirals are among 11 species of butterfly which could be affected<sup>11</sup>.

**The changing climate puts wildlife at further risk.**

## 2.13 Summary of the local justification section

- a) The level of requirement for BNG (be it 10% or more) makes relatively little difference to the costs of mitigating and compensating for impacts.
- b) The majority (77%) of designated species recorded in the Broads are RDB or Notable (these include species designated as GRDB, RDB, Notable, Rare/Scarce).
- c) There are 19 Global Red Data Book species occurring in the Broads.
- d) Priority E of the Natural Capital Compendium says, “Develop policy & programmes for partnership working to increase species richness, abundance and ecological resilience by managing existing habitats, improving habitat connectivity and enabling habitat & species migration”.
- e) The recovery and enhancement of biodiversity is seen as critically important to the Broads Authority and its partners.
- f) Conserving and enhancing biodiversity is one of the purposes of the Broads Authority.

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<sup>8</sup> [Population - UTLA | Norfolk | Report Builder for ArcGIS \(norfolkinsight.org.uk\)](#)

<sup>9</sup> Lawton, et al. (2010) Making Space for Nature: A review of England’s Wildlife Sites and Ecological Network. Report to DEFRA.

<sup>10</sup> Price, J. 2017. Trans. Norfolk Norwich Nat. Soc. 2017 50 (1)

<sup>11</sup> [Norfolk’s iconic Swallowtail Butterfly at risk from climate change - Tyndall Centre for Climate Change Research](#)



- g) The Broads Authority Executive Area is clearly of great importance to habitats and species, including those that are visitors.
- h) The special qualities of the Broads include the variety of habitats and diversity of wildlife.
- i) The thriving plants and wildlife targets set by Government demonstrate the great importance to habitats and species in the Broads Authority Executive Area and the great potential the area has for benefitting wildlife.
- j) National Parks and The Broads have a critical role to play in delivering national level targets for restoring certain habitats and in achieving targets to halt and reverse the declines in the abundance of species.
- k) Pressures on land use and fragments landscapes are affecting wildlife.
- l) The changing climate puts wildlife at further risk.

### 3: Viability evidence

A viability study has been produced to support the update of the Local Plan for the Broads. At the time of producing this paper it was being finalised, but the consultants assessed 20% BNG and have concluded this is viable.

The viability testing has used a 20% BNG contribution throughout for brownfield development, including a service charge, this represents a cost of £304 per dwelling and for development on a greenfield site, £1,272. For a 10% contribution, costs will be 19% lower (at £255 and £1,069 respectively). Costs are taken from the Government's impact assessment – Biodiversity net gain and local nature recovery strategies (using the Central estimates for the East region) plus a 5% service charge. The extra costs of moving from a 10% to a 20% contribution for a brownfield site is £49 per dwelling which is minimal in terms of the total development costs for a new home.

**Viability evidence indicates that 20% BNG policy requirement is viable.**

### 4: Next Steps

The emerging Regulation 19 Local Plan will be amended to refer to 20% BNG with a summary of the justification and viability study conclusions included. We will ask a specific question to ascertain thoughts on the proposed 20% level and this will be discussed through the examination into the Local Plan. Please note that the Authority cannot require 20% until the Local Plan is adopted.

## Appendix 2 – Draft amended Pubs policy for Local Plan

### 1 Policy PUBSSPUBS: Pubs network

#### 2 Main Map (NE, NW, & S), and various Inset Maps

3 <https://www.broads-authority.gov.uk/north-east.pdf>

4 <https://www.broads-authority.gov.uk/north-west.pdf>

5 <https://www.broads-authority.gov.uk/south.pdf>

- 6 1. The following establishments, identified on the Adopted Policies Map, will be protected in  
7 their public house use as key parts of a network of community, visitor, and boating  
8 facilities.

#### 9 Proposals for the pubs

10 2. The Authority will support appropriate proposals in accordance with other policies in this  
11 Local Plan that:

- 12 a) contribute to the retention and viability of these businesses;  
13 b) enhance the appearance of these businesses;  
14 c) provide benefits to river/water users (such as canoe slipways and electric charging points  
15 [\(noting part j relating to light pollution\)](#));  
16 d) provide well-designed cycle parking facilities;  
17 e) upgrade/improve foul drainage arrangements;  
18 f) make the pubs more energy and water efficient;  
19 g) address crime or fear of crime;  
20 h) [consider and reflect the flood risk in the area. A site-specific flood risk assessment and  
21 sequential test may be required, depending on the proposal and location of the proposal.  
22 Built development should be located to reflect flood risk on site. Depending on the  
23 proposal and location on site, an Exception Test may be needed as part of planning  
24 application.](#)  
25 i) improve resilience to flood risk;  
26 j) address/do not cause light pollution;  
27 k) have no adverse impact ~~up~~ on the integrity of any Habitats site either alone or in-  
28 combination; and  
29 l) protect and enhance their visual contribution/ heritage value/ architectural merits as  
30 appropriate.

#### 31 Change of use

32 3. [The change of use of a pub identified under this policy will only be considered in  
33 exceptional circumstances where the following can be fully and satisfactorily  
34 demonstrated:](#)

- 35 a) [There is no demand for the pub.](#)

- 36 b) Marketing evidence is provided which demonstrates that the premises have been  
37 marketed (in line with our marketing guidance and other relevant guidance) for a  
38 sustained period of 12 months.
- 39 c) Applicants will be required to submit a report undertaken by an independent Chartered  
40 Surveyor, which meets the tests as set out in the CAMRA Public House Viability Test,<sup>1</sup> with  
41 any planning application.
- 42 4. In terms of what the pub could be changed to, what would be suitable and appropriate  
43 will be judged on a case-by-case basis to reflect such issues as flood risk, access and  
44 general location and context. As a starting point, community, employment, recreation and  
45 tourism uses should be considered and in that order.

#### 46 **Diversification**

- 47 5. Proposals for the diversification of a pub use will be supported where evidence  
48 demonstrates:
- 49 a) the development proposed is subservient and well related and compatible in scale and  
50 kind to the existing pub; and
- 51 b) the development proposed improves the viability of the pub, and is demonstrably  
52 necessary to resolve inherent viability problems, rather than the circumstances or needs  
53 of the present owner; and
- 54 c) there is no other source of funding that might achieve the same benefits as the proposed  
55 development (sources of funding investigated should be set out in the planning  
56 statement); and
- 57 d) the proposed development will secure the long-term future of the pub; and  
58 e) the proposal meets requirements of other relevant policies in the Local Plan.

#### 59 **Assets of Community Value (ACV)**

- 60 6. Proposals for a change of use to a pub which is an ACV registered on one of our districts'  
61 registers will need to address relevant parts of this policy as well as the following criteria:
- 62 a) The provision of alternative facilities in an equally accessible location;  
63 b) Mitigation measures to reduce the impact of the loss of an ACV; and  
64 c) Whether the proposed use would be preferable to the current ACV.

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1 [Public House Viability Test - Campaign for Real Ale \(camra.org.uk\)](http://camra.org.uk)

65 List of pubs

- 66 7. Yare
- 67 a) Rushcutters Arms, Thorpe Green, Thorpe St Andrew
- 68 St Andrew
- 69 b) Rivergarden, Thorpe Green, Thorpe St Andrew
- 70 Andrew
- 71 c) The Town House, Thorpe Green, Thorpe St Andrew
- 72 Andrew
- 73 d) Water's Edge, Bramerton
- 74 e) Ferry House, Surlingham
- 75 f) Coldham Hall, Surlingham
- 76 g) White Heron, Brundall Riverside
- 77 h) New Inn, Rockland
- 78 i) Beauchamp Arms, Carleton St Peter
- 79 j) The Reedcutter, Cantley
- 80 k) Reedham Ferry Inn, Reedham
- 81 l) Lord Nelson, Reedham
- 82 m) The Ship, Reedham
- 83 n) Berney Arms Breydon Water, Reedham
- 84
- 85 8. Bure
- 86 a) Norfolk Mead Hotel, Coltishall
- 87 b) King's Head, Coltishall
- 88 c) Rising Sun, Coltishall
- 89 d) King's Head, Hoveton
- 90 e) Hotel Wroxham, Hoveton
- 91 f) Swan, Horning
- 92 g) New Inn, Horning
- 93 h) Ferry Inn, Horning
- 94 i) Acle Bridge Inn, Acle
- 95 j) Hermitage, Acle
- 96 k) Ferry Inn, Stokesby
- 97 l) The Maltsters, Ranworth
- 98
9. Ant
- a) Cross Keys Inn, Dilham
- b) Wayford Bridge Inn, Wayford Bridge, Stalham
- c) Sutton Staithe Hotel, Sutton Staithe
- d) Dog Inn, Johnson Street, Ludham
10. Thurne
- a) Pleasure Boat Inn, Hickling
- b) Norada Grill and Tavern, Potter Heigham Bridge
- c) Lion, Thurne
11. Trinity
- a) The Boathouse, Ormesby
- b) Filby Bridge Inn, Filby
12. Waveney
- a) Locks Inn Community Pub, Geldeston
- b) Waveney House Hotel, Beccles
- c) Waveney Inn, Burgh St. Peter
- d) Duke's Head, Somerleyton
- e) Bell Inn, St Olaves
- f) Fisherman's Inn, Burgh Castle
- g) Haddiscoe Tavern, Haddiscoe
13. Oulton Broad
- a) Wherry Hotel, Oulton Broad
- b) Commodore, Oulton Broad
- c) Ivy House Country Hotel, Oulton Broad

100 **Parishes affected.**

101 Acle CP, Beccles CP, Bramerton CP, Brundall CP, Burgh Castle CP, Burgh St. Peter CP, Cantley  
102 CP, Carleton St. Peter CP, Coltishall CP, Dilham CP, Fritton and St. Olaves CP, Geldeston CP,  
103 Halvergate CP, Hickling CP, Horning CP, Hoveton CP, Ludham CP, Ormesby St. Michael CP,  
104 Oulton Broad CP, Potter Heigham CP, Reedham CP, Rockland St. Mary CP, Rollesby CP,  
105 Somerleyton, Ashby and Herringfleet CP, Stalham CP, Stokesby with Herringby CP, Surlingham  
106 CP, Sutton CP, Thorpe St. Andrew CP, Thurne CP, Woodbastwick CP.

107 **Constraints and features**

- 108 • Almost all these premises are in zones of high flood risk.
- 109 • Depending on location, some may be affected by surface water flooding, groundwater  
110 flooding, reservoir flooding.
- 111 • Some are in conservation areas, or areas of archaeological interest. Some are ~~themselves~~  
112 of historic interest, some are including listed buildings.
- 113 • Some are within or close to SAC, SPA, SSSI, Ramsar, CWS, etc.

114 **Reasoned Justification**

115 The waterside pub network is very important, especially for recreational boating but also to  
116 local communities and non-boating visitors. While this can be said about a very wide range of  
117 establishments and locations, public houses, ~~for a variety of reasons~~, have been especially  
118 vulnerable to closure in recent years. A network of public houses on The Broads ensures that  
119 boat users have somewhere to stop for food and drink and ensures that communities in the  
120 Broads are always close to a place to socialise or access assistance.

121 The loss of any ~~particular individual~~ pub (or other establishment) can sometimes be difficult to  
122 resist. Specifying in the Local Plan that these are part of a defined network will strengthen the  
123 planning case against any individual closure. It also signals the planning stance and helps  
124 owners and prospective developers get consistent messages about the identified  
125 establishments, to guide their own plans.

126 The policy seeks the retention of the pubs as public houses and supports appropriate  
127 improvements to the pub to make sure it remains viable. Such improvements could include  
128 the appearance of the pub as well as provision of specific facilities for water and road users  
129 (such as canoe slipways and well-designed and located Sheffield Stand cycle parking). ~~Indeed~~,  
130 applicants should consider water safety provisions as part of their schemes.

131 The policy also addresses the issue of drainage, due to the seasonality, proximity to the  
132 watercourse, and the nature of the effluent that can pose a significant local risk to the water  
133 environment. Ensuring there is no deterioration in water quality is an important requirement  
134 under the ~~Water Framework Directive~~ Water Environment (Water Framework Directive)

135 [\(England and Wales\) Regulations 2017](#), which applies to all surface water bodies and  
136 groundwater bodies.

137 As set out in policy [PUBDM28](#), addressing light pollution in the Broads is an important aspect  
138 of the Local Plan. These establishments can be in rural areas, sometimes away from or on the  
139 edge of settlements, and any external lighting can have a significant impact on the tranquillity  
140 of the area. Proposals therefore need to address light pollution.

141 Many of the pubs are historic assets or have an impact on the landscape or townscape, which  
142 is another reason people go to them. The policy seeks to recognise this. For example, when  
143 historic pubs have their historic value eroded through inappropriate alterations such as upvc  
144 windows/loss of architectural detailing/unsympathetic hardstandings, it can be detrimental to  
145 both their heritage value ~~but~~ and also their attractiveness to customers.

#### 146 **Delivery and implementation of the policy**

147 In cases where owners wish to pursue other forms of use of the public houses, they will be  
148 required to submit a report undertaken by an independent Chartered Surveyor, which meets  
149 the tests as set out in the CAMRA Public House Viability Test,<sup>2</sup> with any planning application.  
150 The Authority will need to verify the content of the report and may need to employ external  
151 expertise to do so (the applicant will need to meet the cost of this). The Broads Authority's  
152 Viability and Marketing Guide<sup>3</sup> [\(or successor document\)](#) will also be of relevance.

153 [Proposals for change of use should set out in the planning statement how they have met the](#)  
154 [various criteria in the policy.](#)

155 In relation to addressing any issues relating to crime, the Licensing Security and Vulnerability  
156 Initiative may be of relevance. Licensing SAVI is a confidential self-assessment tool designed  
157 to help the owners and operators of licensed premises provide a safe and secure environment  
158 for their managers, staff, customers and local communities –  
159 [Licensing SAVI \(licensingsavi.com\)](#). Furthermore, pub owners may want to consider their  
160 parking areas meeting this standard: [Park Mark \(parkmark.co.uk\)](#).

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<sup>2</sup> [Public House Viability Test - Campaign for Real Ale \(camra.org.uk\)](#)

<sup>3</sup> [Broads planning guides \(broads-authority.gov.uk\)](#)

# Planning Committee

11 October 2024

Agenda item number 13

## Appeals to the Secretary of State update

Report by Development Manager

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### Summary

This report sets out the position regarding appeals against the Authority.

### Recommendation

To note the report.

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Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2022/0221/TPOA APP/TPO/E9505/9259	Mr R Stratford	Appeal received by the BA on 25 July 2022  Appeal start date 22 February 2024	Broadholme, Caldecott Road, Lowestoft, Suffolk NR32 3PH	Appeal against refusal to grant permission for works to trees in a Conservation Areas: T9: Sycamore - remove and replace with Silver Birch. T12&T13: Sycamores - remove.	Delegated decision 15 July 2022  LPA statement submitted - 4 April 2024  Hearing scheduled 8 October 2024.
BA/2023/0004/UNAUP2 APP/E9505/C/23/3322890 and APP/E9505/C/23/3322949	Jeanette Southgate and Mr R Hollocks	Appeals received by the BA on 24 and 26 May 2023  Appeals start dates 27 and 29 June 2023	Berney Arms Inn	Appeal against enforcement notice - occupation of caravan	Committee decision 31 March 2023  LPA Statements submitted 9 August and 11 August 2023
BA/2023/0012/HOUSEH APP/E9505/W/23/3326671	Mr M Anwar	Appeal received by the BA on 26 July 2023  Appeal start date 23 October 2023	Broadswater House, Main Road, Ormesby St Michael	Appeal against refusal of planning permission – Single storey flat roof, side/rear extension. Timber fence to boundary. Erection of cart lodge.	Delegated decision 5 May 2023  Fast track householder appeal so no LPA Statement submitted.  <b>Appeal Allowed 13 September 2024</b>



<b>Application reference number</b>	<b>Applicant</b>	<b>Start date of appeal</b>	<b>Location</b>	<b>Nature of appeal/ description of development</b>	<b>Decision and dates</b>
BA/2023/0309/FUL APP/E9505/W/23/3333375	Mr and Mrs R Baldwin	Appeal received by the BA on 29 January 2023 Appeal start date 25 March 2024	Barns at The Street Farm, Hardley Steet, Hardley	Appeal against refusal of planning permission – Change of use of two barns to holiday lets.	Delegated decision 9 October 2023 LPA Statement submitted 26 April 2024
BA/2024/0061/HOUSEH APP/E9505/D/24/3346992	Rachel Parker	Appeal received by the BA on 25 June 2024 Start date not yet confirmed	Bureside 6 Skinners Lane Wroxham	Appeal against refusal of planning permisison - Replace single glazed timber windows & doors with double glazed UPVC	Delegated decision 7 May 2024 Fast track householder appeal so no LPA Statement submitted.
BA/2023/0291/TPOA APP/TPO/E9505/9846	Mr J Calver	Appeal received by the BA on 23 August 2023 Appeal start date 2 July 2024	River Green Yarmouth Road Thorpe St Andrew	Appeal against refusal to grant permission for works to TPO tree: T1: Horse Chestnut - Reduce primary stems by approximately 6m & reduce limb at 5.5m.	Delegated decision 11 August 2023 Fast track appeal so no LPA Statement required. Site Visit date TBC

<b>Application reference number</b>	<b>Applicant</b>	<b>Start date of appeal</b>	<b>Location</b>	<b>Nature of appeal/ description of development</b>	<b>Decision and dates</b>
<b>BA/2024/0003/HHAPP</b>	<b>Mr P Albon</b>	<b>Appeal received by the BA on 8 August 2024</b> <b>Appeal start date 10 September 2024</b>	<b>Hill Crest, The Hill, Shipmeadow</b>	<b>Horizontal cladding attached to exterior wall surfaces of dwelling (retrospective)</b>	<b>Delegated decision 10 May 2024</b>

Author: Steve Kenny

Date of report: 01 October 2024

Background papers: BA appeal and application files

# Planning Committee

11 October 2024

Agenda item number 14

## Decisions made by officers under delegated powers

Report by Head of Planning

### Summary

This report sets out the delegated decisions made by officers on planning applications from 3 September 2024 to 27 September 2024 and Tree Preservation Orders confirmed within this period.

### Recommendation

To note the report.

Parish	Application	Site	Applicant	Proposal	Decision
Barton Turf and Irstead Parish Council	BA/2024/0287/ADV	Broadacres Residential Home Hall Road Barton Turf Norfolk NR12 8AR	Greensleeves Care	Aluminium composite graphic printed sign with laminate protective coating on 2 no. grey painted steel posts.	Approve Subject to Conditions

<b>Parish</b>	<b>Application</b>	<b>Site</b>	<b>Applicant</b>	<b>Proposal</b>	<b>Decision</b>
Blundeston and Flixton Parish Council	BA/2024/0267/HOUSEH	The Nebb Flixton Marsh Lane Blundeston Suffolk NR32 5PH	Dr Paul Rylott	Viewing platform with elevated timber structures.	Approve Subject to Conditions
Broome Parish Council	BA/2024/0295/APPCON	Crisp Maltings Pirnhow Street Broome Norfolk NR35 2RU	Crisp Maltings (Ditchingham) Ltd	Details of condition 5 Archaeological Written Scheme of Investigation of permission BA/2021/0016/FUL	Approve
Bungay Town Council	BA/2024/0222/HOUSEH	43 Bridge Street Bungay Suffolk NR35 1HD	Maya Severyn	Single storey 2-bay cart lodge and attached potting shed	Approve Subject to Conditions
Burgh St Peter/Wheatacre PC	BA/2024/0296/AGR	Shrublands Farm Grays Road Burgh St Peter Norfolk NR34 0BB	Mr William Graham	Open fronted barn	Prior Approval not Required
Haddiscoe PC	BA/2024/0232/FUL	Low Farm Church Road Thorpe Next Haddiscoe Norfolk NR14 6PT	Mrs Clare Beatwell	Erection of bird hide (retrospective)	Approve Subject to Conditions
Martham Parish Council	BA/2024/0244/FUL	46 Riverside Martham Norfolk NR29 4RG	Mr Johnny Fieldhouse	Replacement dwelling and erection of boat house	Approve Subject to Conditions

<b>Parish</b>	<b>Application</b>	<b>Site</b>	<b>Applicant</b>	<b>Proposal</b>	<b>Decision</b>
Mettingham Parish Council	BA/2024/0248/LBC	Mettingham House Beccles Road Mettingham Suffolk NR35 1TW	Mr & Mrs Schofield	Internal and external alterations to northwest range including alterations to fenestration, addition of portico over door, rearrangement of internal walls, and demolition and replacement lean-to on east elevation	Approve Subject to Conditions
Mettingham Parish Council	BA/2024/0247/HOUSEH	Mettingham House Beccles Road Mettingham Suffolk NR35 1TW	Mr & Mrs Schofield	Internal and external alterations to northwest range including alterations to fenestration, addition of portico over door, rearrangement of internal walls, and demolition and replacement lean-to on east elevation	Approve Subject to Conditions
Postwick with Witton Parish Council	BA/2024/0235/FUL	Blackwater Carr Land Off Ferry Lane Postwick Norwich Norfolk	Mr & Ms Steve & Mary Hooper & Alexander	Retrospective consent for the installation of a yurt on a small, raised platform in use for conservation management work and ancillary external works; with no overnight accommodation	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Potter Heigham Parish Council	BA/2024/0086/HOUSEH	Mill Cottage North East Riverbank Potter Heigham Norfolk NR29 5NE	Mr Gavin Swain	Single-storey extension and renovation of Mill Keeper's Cottage to provide new living accommodation and additional bedrooms.	Approve Subject to Conditions
Repps with Bastwick Parish Council	BA/2024/0283/CPLUD	The Old Bridge Hotel Site Bridge Road Potter Heigham Norfolk NR29 5JQ	Mr N Mackmin	Lawful development certificate for reinstatement of fire damaged building and provision of add. dining and toilet facilities, site works following permission BA/1993/0165/HISTAP	CPLUD Issued
Repps with Bastwick Parish Council	BA/2024/0300/HOUSEH	Step Short 36 Riverside Repps With Bastwick Norfolk NR29 5JY	Mr Sedgewick	Replacement of like for like timber quay heading to perimeter of properties river frontage totalling 38.5 metres	Approve Subject to Conditions
Woodbastwick Parish Council	BA/2024/0266/COND	The Old Vicarage Woodbastwick Road Ranworth Norfolk NR13 6HT	Mr Adam Steinberg	Relocation of garage, variation of condition 2 of permission BA/2023/0328/HOUSEH	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Wroxham Parish Council	BA/2024/0269/HOUSEH	Bureside 6 Skinners Lane Wroxham Norfolk NR12 8SJ	Mr and Mrs Gareth and Rachel Parker	Erection of a new pool house, gym, garages and orangery.	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: Ruth Sainsbury

Date of report: 30 September 2024