

**APPLICATIONS FOR DETERMINATION**

**List of applications to be considered by the Planning Committee on 26 April 2013**

<b>Application Number Site</b>	<b>Name of applicant</b>	<b>Proposal</b>	<b>Recommendation</b>
<b>BA/2012/0271/FUL</b>  Pegasus Boatyard Site, Caldecott Road, Oulton Broad  <b>Lowestoft</b>	Badger Builders	Redevelopment to provide 76 dwellings, new boatyard buildings, office, moorings and new access road	Approve subject to the following conditions and prior completion of a S106 Agreement: <ul style="list-style-type: none"> <li>• Standard time condition</li> <li>• In accordance with approved plans and documents</li> <li>• Approval of materials and details, photovoltaic tiles</li> <li>• Code Level 3 Conditions</li> <li>• Flood resilient construction for boatyard buildings</li> <li>• Floodrisk Conditions</li> <li>• Landscaping Conditions, cross section details, hard and soft landscaping, boundary and internal fencing, species, trees, management scheme;</li> <li>• External lighting details</li> <li>• Contamination Conditions</li> <li>• Hours of operation for piling, construction, site deliveries etc</li> <li>• Highways Conditions</li> <li>• Utilities Conditions</li> <li>• Submission of details of Anglian Water pumping station and enclosure</li> <li>• Drainage Conditions</li> <li>• Prevention of pollution conditions</li> <li>• Clearance and demolition outside bird breeding season</li> </ul>

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				<ul style="list-style-type: none"> <li>• Ecological enhancement Conditions</li> <li>• Construction of moorings details, including pontoons, water safety provisions, slipway, quayheading etc</li> <li>• Site security</li> <li>• Restriction on size of vessels using mooring pontoons</li> <li>• Detailed method statement for removal of existing mooring structures</li> <li>• Provision of mobile cradle and pumpout facilities</li> <li>• Reedbed construction details, including gabion basket details</li> <li>• Management plan for reedbed</li> <li>• Control on dredging timeframe</li> <li>• Provision of fire hydrants; possibly automatic fire sprinkler system</li> <li>• Archaeological Conditions</li> <li>• Site Management Plan for communal areas</li> </ul>
				<p><b>Reasons for Recommendation</b></p> <p>The proposed scheme is considered to be fully in accordance with all the relevant Development Plan Policies which have been found to be fully consistent with the National Planning Policy Framework including Policies CS1 – Landscape Protection and Enhancement; CS3 – The Navigation; CS4 – Creation of New Resources; CS6 – Historic and Cultural Environments; CS8 – Response to Climate Change; CS10 – Gateways to the Broads; CS14 – Water Space Management; CS15 – Water Space Management; CS17 – Access and Transportation; CS22 – Economy; CS23 – Waterside Sites; and CS24 – Residential Development and the Local Community of the</p>

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				<p>Adopted Core Strategy 2007- 2021 and Policies DP1 - Natural Environment; DP2 - Landscape and Trees; DP3 - Water Quality and Resources; DP4 – Design; DP11 - Access on Land; DP12 - Access to Water; DP13 - Bank Protection; DP16 - Moorings; DP29 - Development on Sites with a High Probability of Flooding; and DP30 - Developer Contributions of the Adopted Broads Development Management Plan DPD (2011).</p> <p>The proposed scheme is also considered to be fully in accordance with those Development Plan Policies, which whilst found to be not wholly consistent with the National Planning Policy Framework do still have some weight in the determination of this application including Policies CS7 – Environmental Protection; CS20 – Flood Risk; and CS21 – Developer Contributions of the Adopted Core Strategy 2007- 2021 and Policies DP7 - Energy Conservation and Efficiency; DP18 - Protecting General Employment; DP20 - Development on Waterside Sites in Commercial Use, including Boatyards; DP22 - Residential Development within Defined Development Boundaries; and DP28 – Amenity of the Adopted Broads Development Management Plan DPD (2011).</p> <p>The proposal is also considered to be fully in accordance with the National Planning Policy Framework and with other material considerations including the Development Brief - Former Pegasus and Hamptons Boatyards Site at Oulton Broad, Suffolk and Emerging Site Specific Policies DPD – Policy PP/OUL 3.</p>

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<b>BA/2013/ 0072/FUL</b>  Cantley Sugar Factory, Station Road,  <b>Cantley</b>	Mr Mark Tolly	Proposed extension in height of two existing sugar syrup storage tanks along with an additional storage tank and associated landscaping	That authority be delegated to officers in consultation with Natural England to give consideration to the further ecological reports and, subject to the findings being satisfactory, grant planning consent subject to the following conditions: <ul style="list-style-type: none"> <li>• Time limit</li> <li>• In accordance with approved plans</li> <li>• Planting in accordance with the approved planting scheme carried out in next available planting season</li> <li>• Trees on site to be retained and protected throughout works</li> <li>• Replace any plant which dies within 5 years</li> <li>• Scheme of phasing to ensure landscaping is planted at the earliest possible stage in the works</li> <li>• Prior to commencement details of protected species enhancements submitted</li> <li>• Prior to commencement Giant Hogweed Management plan for the site to be submitted</li> <li>• Submission of review of external site lighting and implementation of lighting scheme for site including new development</li> <li>• Prior to commencement of development submission of a construction traffic management plan</li> <li>• Wheel cleaning details required for construction traffic</li> <li>• Archaeological conditions</li> <li>• No construction works to take place between hours of 19.00 and 08.00</li> </ul>
			<b>Reason for Recommendation</b>

Application Number Site	Name of applicant	Proposal	Recommendation
<b>BA/2013/0035/FUL</b>  Compartment 19 Right Bank of the River Yare Between Carleton Beck and Langley Dyke  <b>Langley-w-Hardley</b>	Environment Agency	Flood defence works including strengthening/rollback of floodbanks, soke dyke excavation with a temporary site compound and associated engineering works. (Amended)	<p>The proposed development is in accordance with criteria 'a' – 'h' of emerging Policy PP/CAN1 and with guidance within the NPPF. There are not considered to be any material considerations which would justify the refusal of this application.</p> <hr/> <p>The revised planning application to be approved subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• Standard time limit condition</li> <li>• Amended plan / details (excluding works in Langley Dyke)</li> <li>• Landscape/planting</li> <li>• PD rights removed (pile removal)</li> <li>• Erosion monitoring / remediation</li> <li>• Archaeological investigation</li> <li>• Temporary footpath closure/signage</li> <li>• Site access / delivery route</li> <li>• Navigation / channel hazard markers</li> <li>• Hours of working</li> <li>• Calendar of working</li> <li>• Contamination strategy</li> <li>• Phasing of works to flood banks</li> <li>• Detail of works to piling</li> <li>• Erosion protection details to be agreed with Broads Authority</li> </ul> <p>The following informative be specified on the decision notice of the planning application:</p> <ul style="list-style-type: none"> <li>• The permission shall be granted in the context of the Memorandum of Understanding between the Broads Authority and the Environment Agency on</li> </ul>

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				<p data-bbox="1384 233 1563 264">25 April 2003.</p> <ul data-bbox="1335 268 2042 363" style="list-style-type: none"> <li>• Works may need separate consents under the Water Resources Act and Land Drainage by-Laws for flood defence consent.</li> </ul> <p data-bbox="1335 403 1760 435"><b>Reasons for Recommendation</b></p> <p data-bbox="1335 438 2029 639">The application is considered to meet the requirements of the Broads Core Strategy DPD in particular Policies CS3, CS4, and CS6 and Development Management DPD Policies, particularly DP1 and DP11, and would not materially conflict with other policies in the Development Plan Documents.</p> <p data-bbox="1335 675 2007 842">Visual and residential amenity, highway impact and potential for contamination will be safeguarded as a result of revised sympathetic design, re-vegetation, working hours and limit on vehicle movements as required by planning condition.</p> <p data-bbox="1335 877 1998 973">The proposal is considered to represent an appropriate design of development associated with flood defence work in this location.</p>

Application Number Site	Name of applicant	Proposal	Recommendation
<p><b>BA/2013/0061/FUL</b></p> <p>Compartment 22 - Right Bank of the River Chet, between Pyes Mill and Nogdam End</p> <p><b>Loddon</b></p>	Environment Agency	<p>Flood defence works consisting of floodbank strengthening, setback and rollback, soke dyke excavation for material sourcing and riverside piling 'removal' with temporary site compound and associated engineering works.</p>	<p>Subject to no other substantive representation/comment being raised, this planning application be approved subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• Standard time limit condition</li> <li>• Submitted plans / details</li> <li>• Landscape/planting</li> <li>• PD rights removed (pile removal)</li> <li>• Erosion monitoring / remediation</li> <li>• Ecological review</li> <li>• Archaeological investigation</li> <li>• Site access / delivery route / timing of importation</li> <li>• Navigation / channel / hazard markers</li> <li>• Hours of working</li> <li>• Phasing of works to flood banks</li> <li>• Detail of works to piling</li> <li>• Erosion protection details to be agreed with Broads Authority</li> </ul> <p>The following informative be specified on the decision notice of the planning application:</p> <ul style="list-style-type: none"> <li>• The permission shall be granted in the context of the Memorandum of Understanding between the Broads Authority and the Environment Agency on 25 April 2003.</li> <li>• Works may need separate consents under the Water Resources Act and Land Drainage by-Laws for flood defence consent.</li> </ul> <p><b>Reasons for Recommendation:</b> The application is considered to meet the</p>

Application Number	Site	Name of applicant	Proposal	Recommendation
<b>BA/2013/0078/FUL</b>	Site Adjacent The Staithe, <b>Stalham</b>	Mr Norman Ashton	Erection of four terraced houses to be used as short term holiday accommodation at Staithe Road, Stalham	<p>requirements of the Broads Core Strategy DPD and Development Management Policies DPD policies, particularly Core Strategy Policies CS3 and CS4 and Policies DP1 and DP 11 of the DMP DPD and would not materially conflict with other policies in the Development Plan Documents. The proposal is considered to represent an appropriate design of development associated with flood defence work in this location.</p> <p>Approve subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• Time limit</li> <li>• In accordance with approved plans</li> <li>• Short stay holiday use only</li> <li>• Details of boundary treatment, fenestration, external materials, and cycle shed to be submitted</li> <li>• Replace any plant which dies within 5 years</li> <li>• Detail of protected species enhancements to be submitted</li> <li>• Cycle shed to be completed and made available for use prior to the first occupation of the units</li> <li>• Highways conditions pertaining to access specification; removing permitted development rights for gates across access; provision of parking area.</li> </ul> <p><b>Reasons for Recommendation</b> The proposed development seeks consent for the erection of four new holiday units. Policy DP15 permits new units of holiday accommodation outside the development boundary subject to the satisfaction of certain defined criteria. It is the case that the</p>



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				circumstances of this application satisfy these defined criteria and, additionally, it is not considered that the proposal would have any detrimental impact on the amenity of neighbouring occupiers, the safe functioning of the highway and that the proposal would preserve the character of the Stalham Staithe Conservation Area. Accordingly, the development is considered to be in accordance with policies DP5, DP14, DP15 and DP28 of the adopted DM DPD (2011).

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