

Planning Committee

Minutes of the meeting held on 7 November 2025

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Present

Tim Jickells – in the Chair, Harry Blathwayt, Stephen Bolt, Andrée Gee, Tony Grayling, James Harvey, Leslie Mogford, Gurpreet Padda and Matthew Shardlow

In attendance

Natalie Beal – Planning Policy Officer (items 9-10), Jason Brewster – Governance Officer, Steve Kenny – Development Manager, Ruth Sainsbury – Head of Planning and Rob Thomas – Head of Governance

Members of the public in attendance who spoke

No members of the public in attendance.

1. Apologies and welcome

The Chair welcomed everyone to the meeting.

Apologies were received from Martyn Hooton, James Reeder 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 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 indicated that they had no further declarations of interest other than those already registered.

3. Minutes of last meeting

The minutes of the meeting held on 12 September 2025 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

No members of the public had registered to speak. The Chair noted the recent funeral for former Chair of the Planning Committee Melanie Vigo di Gallidoro which had been attended by a number of Authority Members. Melanie was a devoted public servant who worked

tirelessly on behalf of her constituents and the Broads Authority and did so with charm, compassion and consideration, she would be missed.

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

There were no applications for consideration.

8. Enforcement update

Members received an update report from the Development Manager (DM) on enforcement matters previously referred to the Committee. Further updates were provided at the meeting for:

Land at the Beauchamp Arms Public House (Unauthorised static caravans)

The DM confirmed that sentencing on 6 October 2025 had resulted in the operators of the site being fined £20,000 and the Authority being awarded costs of £48,650. The fine and costs would be collected by the High Court administrators. The site operators had six months to pay with the threat of a custodial sentence for non-payment. The site operators had indicated that the three static caravans would be removed the week commencing 10 November 2025 and the Planning Team would monitor progress.

Land at the Beauchamp Arms Public House (Unauthorised operation development comprising erection of workshop, kerbing and lighting)

The DM explained that the site operators had agreed to remove the kerbs and lighting and add cladding to the workshop to make the structure acceptable. A Member welcomed the removal of the lights adding that the reduction in light pollution would aid navigation along the adjacent river after dark. The DM reported that the lights installed on the public house under permitted development rights were more harmful to dark skies than the unauthorised lighting and the Authority would liaise with the operators to mitigate this continuing form of light pollution.

In response to a question the DM confirmed that the removal of the unauthorised lighting was not a matter for South Norfolk Council's Environmental Health Team despite the site operator's assertions to the contrary.

Land at Loddon Marina, Bridge Street, Loddon (Unauthorised static caravans)

The DM confirmed that the site operators, who were also responsible for the Beauchamp Arms Public House, had proceeded to take action to comply with the Enforcement Notice. They had commenced the process to remove the occupants of one of the unauthorised static caravans in preparation for its subsequent removal from the site. The other unauthorised static caravan was being used as accommodation for an employee at the site and the Authority would consider whether this use could be authorised.

9. Local Plan – Regulation 19 re-consultation

The Planning Policy Officer (PPO) presented the report which contained the Publication version of the Local Plan ready for a second consultation, the supporting consultation material (Sustainability Appraisal and Habitats Regulation Assessment) and the proposed consultation approach.

The PPO explained that the Sustainability Appraisal (SA), that was issued as part of the first Local Plan Regulation 19 consultation conducted during the summer, had omitted some required sections which rendered the appraisal incomplete. This omission, if not resolved, could provide an opportunity for a legal challenge of the Local Plan. The SA had been updated to include the required sections and the PPO had also taken the opportunity to refresh the SA content and improve its cross-referencing to the constituent Local Plan policies. A further consultation of the Regulation 19 version of the Local Plan and its supporting documents was proposed to commence before the end of November with the consultation period being for 7 weeks due to its inclusion of the holiday season. The consultation responses previously received would remain valid and would be logged and responded to over the coming weeks. The equivalent work associated with upcoming consultation was expected to be reduced as larger stakeholders, such as the Environment Agency and Natural England, had previously contributed. The anticipated reduction in new comments would aid a quick turnaround in the Local Plan ready for submission to the Planning Inspectorate.

As a means of mitigating any further delay which might preclude endorsement and approval for the submission via both the Planning Committee and Broads Authority, the recommendation included a scenario where the submission would be delegated. The PPO confirmed that delegating submission was very much a fallback position and, if possible, would be avoided.

In response to a question the PPO confirmed that the consultation comments and resulting Authority responses would be reported to the committee and that there would be some changes required to reflect the representations made. Some of the comments received had been constructive although there were also a few topics where objections had been raised.

Biodiversity Net Gain (BNG) and the Authority's proposed 20% target was an area where the viability of the increased target over the mandated 10% minimum had been questioned. The Authority's BNG consultants had provided a detailed response to address this challenge. The PPO added that Great Yarmouth's Local Plan, which was currently being examined, also included a 20% BNG target which had attracted similar consultation feedback. In the case of Great Yarmouth, the Planning Inspector was favouring a viability clause that supported 20% BNG unless it was proven to not be viable. The PPO said that given the protected nature of the Broads the Planning Inspector, who will examine the Local Plan, may well support the 20% BNG in the Local Plan for the Broads.

Another subject that had attracted several objections related to a particular area of settlement fringe, a category of landscape character used to denote an area at the edge of a settlement, where it meets the countryside. Some businesses and residents of the specified

settlement fringe had objected, although these objections appeared to stem from a misunderstanding of the terminology used rather than a substantive consideration. The PPO was working in conjunction with the Heritage and Design Manager and the Authority's Landscape Consultant to draft an appropriate response.

The final area of note related to objections from Anglian Water, Essex and Suffolk Water and the Environment Agency who all requested that the Authority adopt a more stringent water usage target of 90 litres per head per day. This figure was significantly below the current 110 litres per head per day stated in the Local Plan and the 125 litres per head per day mandated by Building Regulations. The proposed figure also differed to the 95 litres per head per day being considered in the context of proposed improvements to the Building Regulations being consulted on as per item 10 of this agenda. The PPO would liaise with these three organisations to agree a response.

A Member welcomed the inclusion of the non-technical summary describing it as a helpful addition.

Matthew Shardlow proposed, seconded by Harry Blathwayt

It was resolved unanimously to endorse the following and recommend to the Broads Authority to do the same:

- **The Local Plan for the Broads, Habitats Regulations Assessment and Sustainability Appraisal for consultation**
- **The consultation approach**
- **Delegate any minor changes or amendments to the Head of Planning and Director of Delivery**
- **The fallback position, if required, for submitting the Local Plan to the Planning Inspectorate to be delegated to the Chief Executive in consultation with the Chair of the Broads Authority, Chair of Planning Committee, the Director of Delivery and Head of Planning.**

10. Consultation responses

The Planning Policy Officer (PPO) introduced the report, which documented the responses to the draft Transport strategy for Great Yarmouth issued by Norfolk County Council and a review of Water Efficiency Standards in the Building Regulations 2010 issued by Defra. The PPO proposed to discuss each section of the report in turn and welcomed members' feedback on the draft responses.

Great Yarmouth Transport Strategy

The Transport strategy for Great Yarmouth was focused on improvements for transport users in these areas. The consultation response sought clarification on a number of points including references to Great Yarmouth, were these referring to the town or the borough, and highlighting the omission of references to the Broads.

A Member asked whether this document should include references to Electric Vehicles (EVs) and their associated charging infrastructure required to support EV use when travelling to the Broads. The PPO confirmed that this topic was not included in the document although standards for EV charging points were covered by Building Regulations and some parking standards issued by Norfolk County Council.

Water Efficiency Standards in the Building Regulations 2010

Defra's review of Water Efficiency Standards in the Building Regulations was intended to improve water efficiency on a national scale. In conjunction to seeking clarifications on a number of points the draft response asked, given the variance in water stress across different regions, whether there was scope for Local Plan policies to adopt water usage targets beyond the proposed national target.

Harry Blathwayt proposed, seconded by Andrée Gee

It was resolved unanimously to endorse the nature of the proposed responses to the Norfolk County Council consultation on the Great Yarmouth Transport Strategy and the Defra review of Water Efficiency Standards in the Building Regulations 2010.

11. Circular 28/83 Publication by Local Authorities of information about the handling of planning applications – Q3 (1 July to 30 September) 2025

The Development Manager (DM) introduced the report, which provided the development management statistics for the quarter ending 30 September 2025. The DM highlighted that all minor and other applications had been determined within statutory timescales or within an agreed extension of time as shown in table 2 (of the report) and exceeded the national performance indicators as shown in table 3 (of the report). These results were noteworthy given the complicated nature of some of the applications, the new working practices regarding Biodiversity Net Gain that were still being bedded in and were testament to the Planning Team's hard work.

The report was noted.

12. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State since the last meeting. The Head of Planning indicated that of the four outstanding appeals two had been lodged with the Planning Inspectorate for over a year. It was agreed that the Authority would contact the Planning Inspectorate to remind them of these two appeals.

13. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 1 September to 23 October 2025 and any Tree Preservation Orders confirmed within this period.

14. Other items of business

There were no other items of business.

15. Date of next meeting

A Member asked if a site visit could be considered for BA/2025/0289/FUL Whiteslea, Deep Dyke and Deep Go Dyke mooring locations, Heigham Sound, Hickling.

The next meeting of the Planning Committee would be on Friday 5 December 2025 at 10:00am at The King's Centre, 63-75 King Street, Norwich.

The meeting ended at 10:44am.

Signed by

Chair