

# Planning Committee

12 September 2025

Agenda item number 14

## Appeals to the Secretary of State update

Report by Development Manager

### Summary

This report sets out the position regarding appeals against refusals of planning permission by the Broads Local Planning Authority.

### Recommendation

To note the report.

Application reference   Appeal reference   PINS reference	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2023/0291/TPOA   BA/2023/0002/REF   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

Application reference   Appeal reference   PINS reference	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2024/0032/CLEUD   BA/2024/0001/REF   APP/E9505/X/24/3350415	Mr John Atkins	Appeal start date 26 November 2024	Driftwood, 104 Lower Street, Horning, Norfolk	Lawful Development Certificate for 10 years use as holiday accommodation	Delegated decision 8 May 2024  LPA Statement submitted
BA/2022/0007/UNAUP2   BA/2025/0001/ENF   APP/E9505/F/25/3361103	Mr Richard Howlett	Appeal start date 19 March 2025 Written reps	Holly Lodge Church Loke, Coltishall, Norwich	Appeal against Listed building enforcement notice - Installation of UPVC windows	Committee Decision 2 February 2024
BA/2024/0436/HOUSEH   BA/2025/0001/HHAPP   APP/E9505/W/25/3363918	Mr Keith Thomas	Appeal start date 2 May 2025	7 North West Riverbank, Potter Heigham	Open structure pavilion/boathouse over mooring - Retrospective	Delegated decision 17 January 2025  Fast track appeal so no LPA Statement required  <b>Appeal Dismissed 29 July 2025</b>

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<b>BA/2025/0045/HOUSEH   BA/2025/0002/HHAPP   APP/E9505/D/25/3370099</b>	<b>Mr Rod Powney</b>	<b>Appeal start date 18 August 2025</b>	<b>The Boat House Plot K, Bureside Estate Crabbetts Marsh</b>	<b>Replace 25m of timber quay-heading with multi lock plastic piling. Replace existing walkway decking with redwood treated timber. Install 10no. 89r screw piles to a depth of approx. 15m.</b>	<b>Delegated decision 9 April 2025  Fast track appeal so no LPA Statement required</b>

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Date of report: 28 August 2025

Background papers: BA appeal and application files