

APPLICATIONS FOR DETERMINATION

List of applications to be considered by the Planning Committee on 4 January 2013

Application Number	Site	Name of applicant	Proposal	Recommendation
BA/2012/0020/FUL	Utopia and Arcady, Mill Road	Mr & Mrs Hugh Leventon	Demolition of existing two cottages and replacement with two new dwellings	<p>Approve subject to conditions:</p> <ul style="list-style-type: none"> • Time limit. • In accordance with approved plans. • Prior to demolition no development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording in accordance with a brief issued by the Historic Environment Service. • All works to be carried out in accordance with approved Protected Species Methodology. • Prior to commencement of works details of protected species enhancements to be submitted to and approved in writing by the Local Planning Authority. • Prior to commencement of works details of external materials including sections through joinery. • Remove householder permitted development rights. • Prior to commencement of work submit details of Flood Resilient construction techniques to be incorporated into the building. • All development carried out in accordance with revised Flood Risk Assessment.
Stalham				

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				<p>Reason for Recommendation</p> <p>The proposed new cottages are of a scale, mass, height, design and external appearance which is appropriate to the setting and the landscape character of the location, and the design and materials proposed are of a sufficient quality to preserve and enhance the character of the Conservation Area. It is considered that the proposed replacement dwellings would represent an improvement in terms of flood resilience and the Environment Agency has not objected to the proposal. Given this, it is considered that the application for planning consent is in accordance with Policy DP24 and there is no conflict with policies DP28 (amenity) or DP29 (development on sties with a high probability of flooding).</p>
BA/2012/0297/FUL	The Waterside, Main Road	The Waterside(Rollesby) Ltd	Proposed erection of new barn shop and events building together with children's wildlife activity room	<p>Approve subject to conditions and Section 106 Agreement:</p> <ul style="list-style-type: none"> • Time limit. • In accordance with plans submitted. • Full landscaping and planting scheme to be agreed. • Biodiversity enhancements to be agreed. • Details of signs and advertisements to be agreed. • Details of external lighting to be agreed. • No external amplification allowed on site. • Restricted opening hours of 09:00- 19:00. • Flood Proofing Measures. • Flood Evacuation Plan and Notice. • Car park to be completed prior to use. • Timing of Construction Phase to be restricted. • External Ventilation/extraction to be agreed.

Rollesby

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				<p>Reasons for Recommendation</p> <p>The development is considered to be in accordance with the National Planning Policy Framework (2012) which is a material planning consideration. It is also considered to be in accordance with Policies CS1, CS9, CS10, CS11 and CS17 of the Core Strategy (2007) and DP1, DP2, DP10, DP11, DP14, DP18, DP19, DP27 and DP28 of the Development Management Policies DPD (2011).</p>
BA/2012/0356/FUL		Trinity Waters Ltd.	Resubmission of BA/2012/0254/FUL for the proposed renovation, alterations and extensions to the existing public house, including demolition, provision of manager's flat and holiday accommodation, including 3 self catering chalets and 5 guest bedrooms with en-suite. Including, extension to existing storage outbuilding, new wedding arbour, picnic area and children's play area.	<p>Approve subject to the following conditions:</p> <p><i>Standard Conditions</i></p> <ul style="list-style-type: none"> • Time limit. • In accordance with plans submitted. <p><i>Design</i></p> <ul style="list-style-type: none"> • Samples of all external materials to be agreed. • Details of signs and advertisements to be agreed. <p><i>Landscaping</i></p> <ul style="list-style-type: none"> • Works to trees shall accord with the Tree Survey submitted. • Works to trees shall be monitored, details to be agreed. • Details of raft foundation to be agreed. • Planting to be undertaken in accordance with the scheme submitted. • Additional plating to be agreed. • Planting shall be undertaken within the next available planting season. • Any tree, plat or shrub des within 5yrs of permission they shall be replaced.. • Details of hard landscaping to be agreed

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				<p><i>Ecology</i></p> <ul style="list-style-type: none"> • Lighting to accord with the details submitted. • Glazing to be non-reflective glazing only. • Works should be timed or an ecologist to check before tree removal undertaken, the details of which to be agreed with the Local Planning Authority. • Biodiversity enhancements, such as bat boxes, to be agreed. • Details of roof membrane to be agreed. <p><i>Highways</i></p> <ul style="list-style-type: none"> • Prior to use, car parking and highway improvements shall be laid out and completed to the satisfaction of the Local Planning Authority in consultation with the Highways Authority. • Holiday accommodation shall be incidental to the use of the Public House and shall at no time be used as separate residential units. <p><i>Flooding</i></p> <ul style="list-style-type: none"> • Flood resilient construction to be agreed. • Floor levels to be agreed. • Flood plan and evacuation notice to be agreed. <p><i>Neighbouring Amenity</i></p> <ul style="list-style-type: none"> • No external amplification allowed on site. • Sound proofing to be agreed. • Restricted opening hours. • Glazed doors of extension to be closed by 10:30pm every night. <p>Reasons for Recommendation</p> <p>The development is considered to be in accordance with the National Planning Policy Framework (2012) which is a material planning consideration. It is also</p>

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BA/2012/0338/CU	Whitlingham Lane	Ms Linda Robey	Change of use application for use of two fields as touring campsite for a temporary period of three years	<p data-bbox="1335 233 2051 432">considered to be in accordance with Policies CS1, CS9, CS10, CS11 and CS17 of the Core Strategy (2007) and DP1, DP2, DP10, DP11, DP14, DP18, DP19, DP27, DP28 and DP29 of the Development Management Policies DPD (2011) and Policy C6 of the saved Policies of the Broads Local Plan (1997).</p> <p data-bbox="1335 469 2051 571">Subject to no additional representation/comment being raised, a three year temporary planning permission be approved subject to the following conditions:</p> <ul data-bbox="1335 576 2051 1027" style="list-style-type: none"> <li data-bbox="1335 576 1787 608">• Three year temporary consent. <li data-bbox="1335 612 1599 644">• Amended plans. <li data-bbox="1335 649 1861 681">• Access from Whitlingham Lane only. <li data-bbox="1335 686 2018 746">• Details of mobile accommodation / caravan to be agreed. <li data-bbox="1335 751 2018 783">• External finishes of on-site facilities to be agreed. <li data-bbox="1335 788 2018 849">• Bell tents to be removed between 1 March and 31 October each year. <li data-bbox="1335 853 1648 885">• Land contamination. <li data-bbox="1335 890 1832 922">• No use prior to on site car parking. <li data-bbox="1335 927 1794 959">• Siting of bell tents to be agreed. <li data-bbox="1335 963 2018 1027">• Maximum of 60 pitches (for tents or camper vans) and 8 bell tents (no touring caravans). <p data-bbox="1335 1032 2051 1099">The following informative be specified on the decision notice of the planning application:</p> <ul data-bbox="1335 1104 2051 1165" style="list-style-type: none"> <li data-bbox="1335 1104 2051 1165">• A Caravan Site Licence will be required if the site is to be used by motorised camper vans. <p data-bbox="1335 1203 1742 1235">Reason for Recommendation</p> <p data-bbox="1335 1240 2051 1370">It is considered that the proposal is consistent with the thrust of development plan policy and other sustainable tourism initiatives. The location, scale and the nature of the camp site (and ancillary facilities)</p>

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				appear acceptable. Its development for a three year trial period is considered to be consistent with the provisions of development plan policies CP9, CP11, CP12, DP14 and DP15 plus NPPF advice. In addition, the proposal is also considered to be in accordance with Policy DP26 and Core Strategy Policies CS1, CS9, and the advice contained in the National Planning Policy Framework.
BA/2012/0346/FUL	Weir at Hardley Flood	Broads Authority	Re-instatement of a weir structure to improve the hydrological functioning of both the River Chet and Hardley Flood	<p>Subject to the views of outstanding consultees (notably the Environment Agency), the application be approve subject to conditions:</p> <ul style="list-style-type: none"> • Standard time limit condition. • Approved plans. • Final appearance / colour to be agreed. <p>Reason for Recommendation</p> <p>The proposal will reintroduce a control feature that will help retain the ecological value of Hardley Flood (and its SSSI status), the hydrology of the area without unacceptable adverse affect on the appearance, landscape value or scenic beauty of the area. It is therefore considered that the proposal is consistent with the aims of development plan policies CS1, DP1, DP4, CS20 and DP29 and the advice contained in the National Planning Policy Framework.</p>
BA/2012/0347/FUL/	Johnsons Yacht Station, Beccles Road, St Olaves	Mr Luxford	Proposed widening of central bay to accommodate marine travel hoist and raising roof of lean-to roof to match construction and heights of main building. Addition of windows to west elevation.	<p>(i) Delegate authority to officers to approve the application subject to the receipt of satisfactory amendments which reduce the visual impact of the proposals, and the following conditions:</p> <ul style="list-style-type: none"> • Time limit • In accordance with plans submitted • Materials to match the existing building and
	St Olaves			

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			<p>An Informative Environment Agency River Consent maybe required,</p> <p>OR</p> <p>(ii) Should suitable amendments not be received to delegate to officers authority to refuse the application.</p> <p>Reasons for Recommendation The development is considered in principle. The design, however, is not appropriate and the application cannot be supported in its current form.</p>