

APPLICATIONS FOR DETERMINATION

List of applications to be considered by the Planning Committee on 30 March 2012

Application Number Site	Name of applicant	Proposal	Recommendation
BA/2012/0046/FUL (Compartment 6) Land at Hill Common Hickling	Environment Agency	Resubmission of withdrawn PP BA/2011/0337/FUL for the provision of access for boats and people following the installation of flood defences	<p>Subject to no substantive representation/comment being raised from any outstanding consultees and local residents, this planning application be approved subject to the following conditions:</p> <ul style="list-style-type: none"> • Standard time limit condition. • Approved list of plans. • Use of decking ancillary to boat mooring only. <p>Reason for Recommendation</p> <ul style="list-style-type: none"> • The proposal is accompanied by supporting information which justifies the proposed scheme. • It is considered that the scheme will have a very limited impact on the appearance of the area and will not unacceptably harm its landscape setting, especially when considered in relation to changes which have taken place locally to deliver first time defences. The proposed use of timber materials would provide an acceptable appearance, consistent with the timber appearance of crest piling in Hill Common. • The proposal will not unacceptably impact on highway safety and amenity can be protected by the imposition of planning condition to limit the use

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BA/2011/0292/FUL Dockyard, Griffin Lane,	Land and Water Ltd	Removal of various existing buildings and relocation of access/associated boundary treatment. Extension to existing workshop to provide additional boat shed / workshop with first floor office. New Broads launch shed and new inlet. Removal of one existing slip with associated piling. New aggregate bays and associated works.	<p>of decked areas created.</p> <ul style="list-style-type: none"> • The proposal will not interfere with existing rights. • is considered to meet the requirements of the development plan policy (notably Core Strategy policies CS3 and CS4 and Development Management Policies DPD policies DP4, DP12 and DP28) and would not materially conflict with other policies. The proposal is considered to represent an appropriate design of development associated with existing flood defence work in this location. <hr/> <p>Subject to any additional outstanding views of consultees not raising any fundamental additional concerns (including the views of Thorpe St Andrew Town Council), the application be approved subject to conditions:</p> <ul style="list-style-type: none"> • Standard time limit condition. • Approved plans (inc. amended plans). • Demolition / removal of buildings / structures techniques to be agreed. • Landscaping / planting. • Boundary fencing. • External materials of building . • Details of piling / capping. • Car parking. • 5 metre buffer zone around construction site. • Minimum floor level. • Flood evacuation plan. • Archaeological investigation. <p>In addition an informative is added to the decision</p>

Application Number Site	Name of applicant	Proposal	Recommendation
BA/2012/0020/FUL and BA/2012/0021/CON Utopia And Arcady, Mill Road, Stalham	Mr & Mrs Hugh Leventon	Replacement of existing cottages Utopia & Arcady with 2 new cottages	<p data-bbox="1335 233 1798 264">notice regarding contamination risk.</p> <p data-bbox="1335 300 1760 331">Reasons for Recommendation</p> <p data-bbox="1335 368 2042 536">The application is accompanied by a wider range of supporting information including a design and access statement, flood risk assessment, transport statement, ecology report and a landscape and visual assessment.</p> <p data-bbox="1335 571 2042 879">It is considered that the proposal is on an established dockyard site and represents a continuation of this existing use. It is considered to meet the thrust of development plan provisions most notably those contained within Core Strategy Policies policies CS13 and CS20, adopted Development Management Policies DP1, DP4, DP11, DP18, DP28 and DP29 as well as 'saved' Broads Local Plan Policies TSA3 and TSA4 and PPS25 advice.</p> <p data-bbox="1335 916 2042 979">BA/2012/0021/CON - Application for Conservation Consent</p> <p data-bbox="1335 986 1727 1018">Approve subject to conditions:</p> <ul data-bbox="1335 1054 2042 1394" style="list-style-type: none"> <li data-bbox="1335 1054 1518 1086">• Time limit/ <li data-bbox="1335 1093 2042 1289">• 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. <li data-bbox="1335 1295 2042 1394">• All demolition works hereby approved shall be carried out in accordance with section 8 of the approved Protected Species Survey.

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			<p data-bbox="1335 264 1742 296">Reason for Recommendation</p> <p data-bbox="1335 336 1995 667">It is not considered that the cottages are so significant to the character of the Conservation Area that their demolition and replacement with a suitably designed property would be unacceptable. Consequently, it is considered that the application for Conservation Area Consent is in accordance with PPS5 and policy DP5 of the adopted DM DPD and there is no objection to the granting of Conservation Area Consent for demolition of the cottages.</p> <p data-bbox="1335 707 1989 770">BA/2012/0020/FUL – Application for erection of replacement cottages</p> <p data-bbox="1335 775 2018 871">Approve subject to the following conditions and resolution of the issue of waste water treatment (see para 6.23 of report):</p> <ul data-bbox="1335 911 2042 1388" style="list-style-type: none"> <li data-bbox="1335 911 1518 943">• Time limit. <li data-bbox="1335 948 1843 979">• In accordance with approved plans. <li data-bbox="1335 984 2042 1182">• 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. <li data-bbox="1335 1187 2018 1321">• Prior to commencement of works details of protected species enhancements to be submitted to and approved in writing by the Local Planning Authority. <li data-bbox="1335 1326 1962 1388">• Prior to commencement of works details of external materials including sections through

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				<p>joinery.</p> <ul style="list-style-type: none"> Remove householder permitted development rights. All development carried out in accordance with revised Flood Risk Assessment. <p>Reasons 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/2012/0050/FUL	Plot13, Thorpe Hall Close	Mr Alan Adler	Erection of one and half storey dwelling house (Revised scheme following withdrawal of BA/2011/0286/FUL)	<p>Approve subject to the following conditions:</p> <ul style="list-style-type: none"> Time limit. In accordance with plans. Samples of all external materials to be agreed. Landscaping and re-planting details to be submitted. Details of air/water source heat pump to be submitted. Finished floor levels set no lower than 2.544m AOD.
	Thorpe St Andrew			

Application Number Site	Name of applicant	Proposal	Recommendation
BA/2012/0041/FUL Waveney Inn and River Centre, Staithe Road Burgh St Peter	Waveney River Centre (2003) Ltd	Installation of 2 mooring posts	<ul style="list-style-type: none"> • Provision of open void under dwelling to allow for free flow of flood waters. • Submission of hydrodynamic pressures impact assessment. • Flood resistance and resilience to be incorporated as outlined within submitted Site Specific Flood Risk Assessment. • Flood Response Plan and Notice to be undertaken as submitted. • Information on a surface drainage water strategy to be submitted. • Works to stop and a Contamination Remediation Strategy to be submitted and undertaken should contamination be found. • Prior to occupation car parking area as indicated on plan shall be installed. • Side windows to be obscure glazed to Pilkington Level 5 or equivalent. <p>Reasons for Recommendation</p> <p>The proposal is considered to be in accordance with National and Local Plan Policy and in particular considered to be in accordance with National Policies PPS1, PPS5, PPS9 and PPS25 and Core Strategy (2007) Policy CS1 and Policies DP 2, DP 4, DP 5, DP 7, DP 22, DP 28 and DP 29.</p> <p>Approve subject to the following conditions:</p> <ul style="list-style-type: none"> • Time limit. • In accordance with plans.

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BA/2012/0060/COND- Maltings Meadow Sports Ground, Pirnhow Street Ditchingham	Mr Jon Fuller	Variation of condition 1 of planning permission BA/2008/0236/COND to allow for the extension of late night opening hours	<p>The development is considered to be in accordance with development plan policy and in particular considered to be in accordance with Policy CS1 of the Core Strategy (Adopted 2007) and policies DP1, DP4, DP12, DP16 and DP27 of the Development Management Polices DPD (Adopted 2011).</p> <p>Approve subject to the following conditions:</p> <ul style="list-style-type: none"> • Development to be in accordance with Noise Management Plan submitted. • Use of the development hereby permitted shall occur between 09.00 and 23.30 hours except on up to 52 days per calendar year, when the use of the development shall occur between 09:00 hours and 01:00 hours the following day, unless otherwise agreed in writing by the Local Planning Authority. • The club shall not open past 01:00 on any more than two days in any calendar week, unless otherwise first agreed in writing by the Local Planning Authority. • The club shall maintain a register to show details of the use of the site between 09:00 hours and 01:00 hours the following day, which may be inspected at any reasonable time by an officer of the Local Planning Authority. • The use of the fireworks shall be limited to one event on one day per year.

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				Reasons for Recommendation The variation of condition is considered in accordance with development plan policy and in particular policies DP14, DP27 and DP28 of the Broads Local Plan.
BA2012/0045/FUL	Stokesby Floodwall, Ferry Lane, Stokesby with Herringby	Environment Agency	Installation of three bollards to protect from damage by vehicles	Approve subject to conditions: <ul style="list-style-type: none"> • Time limit. • In accordance with approved plans.
	Stokesby			