

Planning Committee

Agenda 29 May 2020

10.00am

This is a remote meeting held under the provisions of [The Local Authorities and Police and Crime Panels \(Coronavirus\) \(Flexibility of Local Authority and Police and Crime Panel Meetings\) \(England and Wales\) Regulations 2020 no. 392](#).

Participants will be sent a link to join the meeting. The room will open 30 minutes before the start time and we recommend logging in at least 15 minutes before the start.

Members of the public to observe the meeting (as a non-participant) we will publish a Live Stream link 2 days before the meeting. Please use the following email for any queries about the meeting: committees@broads-authority.gov.uk

Introduction

1. Welcome and introduction by the Chairman (including remote meeting protocol)
2. To receive apologies for absence
3. Introduction of members and declarations of interest
4. **To receive and confirm the minutes of the Planning Committee meeting held on 6 March 2020** (Pages 3-15)
5. Points of information arising from the minutes
6. To note whether any items have been proposed as matters of urgent business

Matters for decision

7. **Chairman's announcements and introduction to public speaking**
Please note that public speaking is in operation in accordance with the Authority's Code of Conduct for Planning Committee, the new Government regulations and standing orders agreed by the Broads Authority.
8. **Request to defer applications included in this agenda and/or to vary the order of the agenda**
9. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**
 - 9.1 BA/2019/0451/FUL Manor Farm Mautby – poultry farm (Pages 16-23)

9.2 BA/2020/0002/FUL Land at Redbeck, adjacent restricted byway 11, Dilham (Pages 24-36)

9.3 BA/2020 0047/FUL moorings opposite Thurne Dyke Windpump, Thurne Dyke (Pages 37-45)

Enforcement

10. **Enforcement update** (Pages 46-49)

Report by Head of Planning

11. **Two Tree Preservation Orders – Station Road Hoveton and Oulton Broad.** (Pages 50-61)

Report by Historic Environment Manager

12. **TPO report: The Firs, Brimbelow Road, Hoveton – virtual site visit and recommendation for decision** (Pages 62-65)

Report by Historic Environment Manager

Matters for information and to note

These items will be taken as a block. If members wish to comment on any item, please contact the relevant officers before the meeting.

13. **Prior Approval application BA/2020/0042/CUPA Norfolk Broads Direct Ltd, First Floor, 3 Church Road, Hoveton** (Pages 66-70)

Report by Head of Planning

14. **Customer Satisfaction Survey** (Pages 71-77)

Report by Planning Technical Support Officer

15. **Heritage Asset Review Group – Notes from meeting on 6 March 2020** (Pages 78-82)

Notes by Administrative Officer (Governance)

16. **Decisions on Appeals to the Secretary of State between 1 April 2019 and 31 March 2020 and Appeals to the Secretary of State received since January 2020 update** (Pages 83-86)

Report by Senior Planning Officer

17. **Decisions made by Officers under delegated powers** (Pages 87-95)

Report by Senior Planning Officer

18. **To note the date of the next remote meeting – Friday 26 June 2020 at 10.00am**

Planning Committee

Minutes of the meeting held on 06 March 2020

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Present

Melanie Vigo di Gallidoro – in the Chair, Harry Blathwayt, Julie Brociek-Coulton, Bill Dickson (Minutes 1 – 8), Andree Gee, Lana Hempsall (Minutes 1 – 9), Tim Jickells, Bruce Keith, James Knight (Minutes 1 – part of 14), Leslie Mogford (Minutes 1 – part of 14), Fran Whymark.

In attendance

Sandra Beckett – Administrative Officer (Governance), Natalie Beal – Planning Policy Officer (Minutes 9 – 15), Kate Knights– Historic Environment Manager, Cheryl Peel – Senior Planning Officer, Cally Smith – Head of Planning, Marie-Pierre Tighe – Director of Strategic Services (Minutes 9 – 19).

Members of the public in attendance who spoke

Sam Bates - Visitor Services Supervisor – as applicant on behalf of Broads Authority for Application BA/2020/0013FUL Gays Staithe, Irstead Road, Neatishead.

1. Apologies and welcome

The Chairman welcomed everyone to the meeting.

Apologies were received from Jacquie Burgess and Vic Thomson

Jacquie Burgess The Chairman reported that this would have been Jacquie’s last Planning Committee meeting of the Authority. She paid tribute to Jacquie’s invaluable contribution to the Authority and particularly her input to the Planning Committee which was much appreciated.

Openness of Local Government Bodies Regulations 2014

The Chair gave notice that the Authority would be recording the meeting in accordance with the Code of Conduct, with the Authority retaining the copyright. No other member of the public indicated that they would be recording the meeting.

2. Declarations of interest and introductions

Members and staff introduced themselves. Members provided their declarations of interest as set out in Appendix 1 to these minutes in addition to those already registered. The Chairman declared an interest on behalf of all members in relation to Item 8 Application BA/2020/0013/FUL as it was a Broads Authority application.

3. Minutes of Planning Committee meeting held on 7 February 2020

The minutes of the meeting held on 7 February 2020 were approved as a correct record and signed by the Chairman.

4. Points of information arising from the minutes

Minute 4 of 10 January 2020 and Minute 13a of 6 December 2019: Heronby Beech Road, Wroxham. Application for Listing. The Historic Environment Manager reported that she had received correspondence from Heritage England informing the Authority that a decision was likely within the next two weeks.

5. To note whether any items have been proposed as matters of urgent business

There were no items of urgent business

6. Chairman's announcements and introduction to public speaking

Public Speaking: The Chair stated that public speaking was in operation in accordance with the Authority's Code of Conduct for Planning Committee. Those who wished to speak were invited to come to the Public Speaking desk when the application on which they wished to comment was being presented.

7. Requests to defer applications and/or vary the order of the agenda

No requests to defer or vary the order of the agenda had been received.

8. Applications for planning permission

The Committee considered the following application submitted under the Town and Country Planning Act 1990 (also having regard to Human Rights), and reached the decision set out below. Acting under its delegated powers the Committee authorised the immediate implementation of the decision.

The following minutes relate to further matters of information, or detailed matters of policy not already covered in the officer's report, and which were given additional attention.

(1) BA/2019/0013/FUL Gays Staithe, Irstead Road, Neatishead

Use of Land for mooring of Broads Authority passenger boat. Applicant: Broads Authority

The Senior Planning Officer explained that the application was before members as it was a Broads Authority application. She provided a detailed presentation of the application to use the existing Broads Authority operated 24-hour mooring of Gays Staithe in Neatishead for the mooring of the Authority's solar electric powered passenger boat, The Ra, during the months of April through to and including October. This site had previously been used seasonally by Ra between 2002 and 2011 before it was transferred to Whitlingham for all year- round boat trips. As the use had ceased when The Ra was moved to Whitlingham 9 years ago, there was abandonment of the use. The boat would be housed in Cox's boatyard outside of the

operational period and during the winter months. Car parking facilities were available from the Broads Authority run car park behind the Old Rectory and access was down a track to the staithe.

An objection had been received from the Broads Hire Boat Federation. The Senior Planning officer informed members that since the report had been written, three further representations had been received. This included the Norfolk and Suffolk Boating Association who objected to the proposal on the grounds that the site was in an area of high demand for the mooring of boats, thus avoiding the need to go up into Lime Kiln Dyke. The use would reduce the number of mooring spaces available and would be counter to the Broads Authority's policies for providing such spaces. The Highways Authority had no objections. The Parish Council had requested that the use of the Staithe be reviewed on an annual basis and commented that there were no waste bins on the site and therefore the site should be regularly monitored.

The Senior Planning Officer commented that the representations did not raise issues that had not been addressed within the report. The mooring would still be available for overnight use and there would not be an intensification of the use. She concluded that the application could be approved as it was considered to be in accordance with the principle of sustainable tourism, and due to its limited scale would not have an adverse impact upon highway safety or access. The use of the mooring for a solar powered boat trip would encourage the public to experience and see a larger area of the Broads in a low carbon emission form of craft. It was considered to meet the relevant policy criteria of the Local Plan for the Broads.

A member queried as to why the use of the mooring had been abandoned and expressed confusion as to whether it was for permission to reserve a mooring. The Head of Planning said there were detailed legal principles involved, but explained that briefly there was now a change of use from a public mooring to a use for commercial mooring of a passenger vessel, and this was a material change of use which did require permission. It was the professional view of the LPA planning officers that there was abandonment and that planning permission was required.

Members noted that it was important that the Authority was seen to be complying with the legislation and doing everything correctly so it was appropriate that the Authority should apply if this was what they were advised to do. They were broadly happy with the principle of the use for mooring the Ra. They had some sympathy with the comments from the NSBA about the taking up of a mooring space. However, the main concern was access to the site particularly for wheelchair users since the track from the car park to the Staithe did not appear to be of a high enough standard. A member queried whether it would comply with the Disability Discrimination Act. Members considered whether it would be possible to improve the access to the site, although it was noted this was not part of the application. There was also a query as to whether another location would be more appropriate especially for wheelchair users, such as further up Lime Kiln Dyke or at Cox's boatyard where the Ra was to be moored at night. Another member commented that there could be the possibility of providing wheelchairs for rough terrain, as North Norfolk District Council was intending for

certain sites. A member suggested that the application be deferred to enable some of these queries to be examined.

Sam Bates on behalf of the applicant commented that the mooring for Ra had originally been part of the integrated project for the provision of the car park and the toilets. The Staithe had previously been surfaced with a green mesh appropriate for wheelchair users but it was possible that this required replacement. He explained that in the past the aim was to locate The Ra adjacent to a visitor centre. Following the reduction in National Park Grant in 2010/11, and the decision to reduce the number of visitor centres, Ra had been moved to Whitlingham adjacent to the Flint Barn. Now that the partnership and contract with the Whitlingham Country Park was to be concluded on 31 March 2020, it was important to find a new location for the coming 2020 season. He explained that there were other alternatives being investigated as part of the Authority's overall business plan but these were not yet finalised and could not be achieved for this next season. He explained that bookings for trips were made in advance and full details of access and signage were provided. The aim of providing trips on Ra was to increase accessibility for all. If a decision on the application was deferred, this would be too late for planning for the coming season.

Members considered whether a temporary permission would be appropriate. The Head of Planning commented that temporary permission was not often recommended and was only appropriate where a trial was being proposed, so the development could be monitored so as to gauge whether the use was viable/acceptable in policy terms. It could not be given if the use would not be acceptable. In addition, any costs associated with the implementation of a temporary permission had to be proportionate to the trial period.

Tim Jickells proposed, seconded by Andree Gee and **It was resolved by 8 votes in favour and 3 against.**

To authorise temporary approval of the application for the summer season until 31 October 2020 subject to conditions to cover monitoring and booking. The reason for a temporary permission is to allow for trial use to enable a review of the use, particularly in relation to access for disabled; to explore opportunities for improving disability access including the possible provision of suitable wheelchairs; and potential alternative sites from which to operate the RA. In principle the proposed development accords with the Local Plan for the Broads (2019) in particular Policies DM29, DM23, DM24, SSSTAITH and SP9.

9. Enforcement Update

The Committee received an updated report on enforcement matters previously referred to Committee. The Head of Planning provided further updates on the following.

Marina Quays, Great Yarmouth – an application had been received from the new owners which included demolition of the existing building and replacing with 2 new units. The application would be referred to the Committee in due course.

Blackgate Farm, High Mill Road, Cobholm - The appeal against the Enforcement Notice had now been validated and a start date was awaited.

Beauchamp Arms – the Authority was continuing to monitor the site relating to the static caravans and potential unauthorised occupation.

Members had received considerable correspondence, which had been copied widely, from a member of the family owning the Beauchamp Arms site as well as the Berney Arms and Loddon Marina, raising a number of issues concerning the sites and how the Authority had handled enquiries around the proposed development of them. The Head of Planning had provided members with a briefing note which members found helpful recognising that there was a difference of opinion between the parties. At Members' request, the Head of Planning provided a more detailed presentation with photographs to explain the context and history of the sites and the aspirations of the owner for their redevelopment.

With regards to the Berney Arms, officers had had discussions with the owner and advised him on the planning policies. The landowner had proposed the creation of a watersports centre on Breydon Water, an extension to the building, conversion of the cafe building to hostel accommodation plus camping facilities with caravans. The proposals were significant and there were issues relating to access, accessibility and landscape protection and the owner was advised that the proposals were extensive and would be unlikely to receive support as they were contrary to planning policy. No planning application had been received. The landowner then proposed to convert the pub to a residential dwelling which he supported with viability assessments. It was noted that the Authority's policies supported the use of the site as a pub. The premises were placed on the market and although there was interest from a number of parties including a community group and offers were made, these were refused and the sale withdrawn. Complaints had been received about the state of the site and in 2019 consideration was given to issuing a Section 215 Untidy Land Notice but it was concluded that it would not be appropriate as, although the site was untidy, it did not have a significant impact on public amenity. The Head of Planning commented that with regard to policy it would be difficult to support the development of the site for tourist facilities on the scale proposed by the owner.

With reference to the Beauchamp Arms, the owner had recently come forward with proposals to convert the existing building to luxury flats, construct other buildings and provide caravan and camping facilities, lodges and yurts and establishment of a ferry. Although relatively remote, the site was more accessible than the Berney Arms. No application had been received as yet and there were policy concerns over the scale of the development proposed.

With regards to Loddon Marina, improvements had been made through the employment of a Manager, which was very much welcomed by the Town Council. The Local Plan for the Broads allocated the site for 10 residential moorings and the manager had advised that he was preparing a planning application for this. The only application submitted in recent years was for the removal of the 1998 planning permission that restricted the use of the dwelling on the north side of the site to a manager's use only. It was successfully argued by the landowner that there was no need for a manager, so this property was now privately and independently rented. The planning policies did not allow another manager's dwelling when there was already one or where one had previously been disposed of. The manager was currently

occupying a static caravan on the site and therefore this was a breach of the policies. The Authority had given the manager a period of grace given the benefits of the improved works he had and was undertaking and there were discussions with him where it was hoped a resolution could be reached. A member commented that the onus of responsibility was on the landowner to provide accommodation.

Members thanked the Head of Planning for the comprehensive presentation recognising that there was a clear difference of opinion between the landowner and the Authority. They acknowledged that there was definite need for improvements to the sites and the loss of such facilities was regrettable especially as they were part of the cultural heritage of the Broads, particularly the Berney Arms. Members noted that the landowner had requested the creation of a working group. They would welcome some form of constructive engagement but there needed to be ground rules so as there would not be abuse of the planning system. However, members did not consider it would be appropriate to give preferential treatment to any particular landowner, so any group would need wide membership. They were also concerned about members of the Planning Committee or the Authority generally engaging in discussions on specific development they would then be required to consider. There was a limit on the extent to which the Authority as a Local Planning Authority and being a public body could go. The Chairman also noted that the amount of time taken by planning officers dealing with this matter needed to be acknowledged.

Members considered that the sites had raised a number of issues which highlighted that there had been a decline in the number of tourist facility businesses operating in the Southern rivers and loss of trade and there should be wider public engagement. They considered there could be a case for the Authority to facilitate a general discussion on the regeneration of this part of the Broads.

It was resolved to note the report and it was requested that officers consider taking an item to a future Broads Authority meeting on regeneration of the southern Broads to include a proposal for a potential workshop involving a range of relevant stakeholders.

10. Ditchingham Maltings – Prosecution

The Committee received a report giving details of a longstanding and persistent failure to implement the approved landscaping scheme including maintenance at Ditchingham Maltings. Planning permission had been granted for the sensitively designed and well-constructed development of Ditchingham Maltings in 2012. The Landscaping Management and Maintenance Plan was submitted in August 2016 and agreed as part of the approved scheme. One of the main benefits of the redevelopment of the Maltings, which had been built to a very high standard, was the landscaping scheme that included the provision of a public open space to the east and had access to the village. Members noted that the failure to implement the scheme was having an adverse impact on the appearance and enjoyment of the area for local residents and complaints had been received. Members noted that the officers had been endeavouring to secure compliance with the landscaping scheme on site since 2017 and despite issuing a Planning Contravention Notice (PCN) and then serving a

Breach of Condition Notice (BCN) compliance had not as yet been achieved. Therefore, regrettably officers were recommending prosecution to address previous failure, emphasising that aim was for compliance.

The Head of Planning reported that having informed the developers of the proposed action, this had initiated a response from the company who had sent a revised landscape plan for consideration, a commitment to providing maintenance and a request that the report asking that Planning Committee to authorise prosecution be deferred. The plan and commitment were welcome, however, given that they had only been achieved as a result of the threat of legal action, it was considered appropriate to consider this action.

An amended recommendation was made that prosecution be authorised, but that this be deferred subject to the company making appropriate and sustained progress towards compliance. Officers would update Members next month as part of the enforcement update. Officers would also review the alternative scheme, its implementation and management.

Fran Whymark proposed, seconded by James Knight and

It was resolved unanimously to authorise prosecution but that this be stayed and delegated to the Head of Planning to proceed only if adequate measures were not undertaken by the developer to implement a satisfactory landscaping scheme and management plan.

11. Flood Risk Supplementary Planning Document for adoption

The Committee received a report on the revised Flood Risk Supplementary Planning Document (SPD) following the adoption of the Local Plan for the Broads in May 2019. The 2017 SPD had been reviewed and updated and been the subject of two rounds of public consultation, since the Planning Committee meetings in September 2019 and January 2020. The deadline for the second consultation had been 4 March 2020 and members were provided with the comments by email. Proposed amendments as a result of the consultation had also been provided and the Planning Policy Officer summarised the comments made. She explained that the Environment Agency had provided some useful clarification and advice which had resulted in changes to some wording, additional text and inclusion of links to Appendices and other documents. In the comments, reference was made to the wording taken from the Shoreline Management Plan where it was suggested certain wording concerning managed retreat be taken out. The Planning Policy Officer explained that the Flood Risk SPD para 5.9 used the position set out in the Shoreline Management Plan whose production was led by a group including technical officers and representatives from North Norfolk District Council, Great Yarmouth Borough Council, Waveney District Council, the Environment Agency, Natural England, Defra and Great Yarmouth Port Authority. Members approved of the adjustments to the wording and considered that it should be made clear that the Shoreline Management Plan was not a Broads Authority document.

Other comments referred to surface and ground water flooding and drainage in Hoveton as a result of which amendments were to be made and further clarification provided.

Members suggested that links in the document should be made to certain paragraphs, e.g. Line 177 where reference was made to Environment Agency flood maps. They also commented that reference be made in the SPD to 1995 levels and then to levels rising by 25% to 65%. The Planning Policy Officer undertook to seek further information from the Environment Agency.

Members welcomed the document as being very comprehensive and impressive.

The Chairman asked if members were happy to endorse the recommendations and unanimously

It was resolved that the revised Flood Risk SPD be endorsed and

It was recommended to the Broads Authority that the revised Flood Risk SPD be adopted.

12. Marketing and Viability Guide for consultation

The Committee received a report on the Marketing and Viability Supplementary Planning Document (SPD) that had been subject to public consultation in late 2019 and discussion at the previous Planning Committee on 7 February 2020. The report included the comments received and the proposed responses and proposed amendments to the draft. It was noted in particular that there were changes to section 3 of the report removing the phrase “stagnant market” and that the comments received relating to the 12- month marketing period were noted for the next Local Plan.

The Chairman put the Officer’s recommendation to the vote and unanimously

It was resolved that the amended second draft of the Marketing and Viability SPD be endorsed and

It was recommended that the Broads Authority agree to the SPD being produced for a second round of consultation.

13. Residential Moorings Guide for consultation

The Committee received a report on the draft residential moorings guide which expanded on policy requirements to give guidance to applicants and addressed key points which could help make a well-run successful scheme. The Authority produced a number of guides and although not SPDs it was useful to consult on them to give them more weight in the planning system. Members were pleased to note that officers had visited a number of sites where there were established residential moorings as well as had meetings with residents and site managers of schemes to help in drafting the guide. The comments from members of the Navigation Committee were noted.

A member made reference to the expectations for the Management Plan to be included as a condition when permission was given for a residential moorings’ application. He commented that he did not consider it correct to require the owner of the land to require the owner/occupier of the residential boat to pay their toll as this was not relevant to planning

and another function of the Broads Authority addressed the issue of tolls. The landowner may remind the boat owner but this would not be the responsibility of the landowner to enforce this. This came under a different system. He considered this was the responsibility of the master of the vessel. He considered that the word “toll to be paid” be removed from the list of matters to be covered in the management plan or an amendment made to the wording. He was also concerned about the wording relating to the responsibility of how the boat was secured.

The Planning Policy Officer explained that the requirement for a Management Plan and wording relating to how a boat was moored at times of flood was included in the wording of the Local Plan Policy DM37 and therefore could not be removed. (Page 118 of the Local Plan and as Appendix A of the guide). The guide had incorporated advice from those who used and managed residential moorings elsewhere in the country. The Committee agreed to remove the reference to tolls from the guide.

With reference to line 467 of the guide, The Residential Moorings Topic Paper, a member commented that for a written report the full link would be required.

Members were assured that there was reference to climate change within the Local Plan and this would be taken into account as part of the climate change check list that all applications needed to complete. A member commented that he considered residential boat dwellers would be more resilient to the effects of climate change.

Members welcomed the document.

The Chairman put the officer’s recommendation to the vote and unanimously

It was resolved to endorse the draft Residential Moorings Guide for consultation and

It was recommended that the Broads Authority approve the Guide for consultation.

14. Consultation documents and proposed responses – Rollesby Neighbourhood Plan, Norfolk County Council Rail Prospectus, Norfolk County Council Local Transport Plan, Great Yarmouth Borough Council North Quay SPD

The Committee received a report on the proposed response to planning policy consultations received since the last Planning Committee meeting. The Planning Policy Officer explained that in all four cases the Authority had been given an extension to the deadline for comments to 6 March 2020. However, draft comments had already been sent to the respective bodies and they would be informed as to whether the comments had been endorsed by this Committee together with any additional comments.

Rollesby Neighbourhood Plan Pre-Submission Consultation.

The Planning Policy Officer reported that the comments had also been sent to Great Yarmouth Borough Council. Unfortunately, Rollesby had submitted their Neighbourhood Plan for consultation before the Authority’s comments on some parts of the supporting documents

had been passed to the parish council. Hence the number of areas of concern. The main areas of concern were where reference was made to development possibly being acceptable outside development boundaries and the potential of promoting dwellings in isolated places and as a result being contrary to the Broads Authority's policies and potentially the NPPF. There was also concern about the reliance on the Great Yarmouth Local Plan HRA when assessing the impacts of the Neighbourhood Plan as the Local Plan HRA had not assessed the specific sites that the Neighbourhood Plan allocated for development in Rollesby. There was also the need to make better reference to the policies in the Local Plan for the Broads and to take account of those policies.

Norfolk County Council Rail Prospectus and the Norfolk County Council Local Transport Plan

A main concern was that reference should be made to the pressures of climate change and to take account of the Authority's and Norfolk County Council's climate change strategy – advocating the reduction in the use of cars and support for rail use and support for tourists to use public transport. Members considered that there should be reference to greater use of public transport and the provision of connections to buses, especially for tourism. A member referred to the Cantley Sugar factory as a major industrial complex in the heart of the Broads that made one of the greatest contributions to CO2 emissions including transport by road. The Head of Planning referred to the Cantley River Rail Study of 2012 that took account of the potential for transporting cargo by river.

Great Yarmouth Borough Council, North Quay SPD

Members supported the main response that reference should be made to being next to the Broads Authority Executive area and that the site was a potential gateway to the Broads Area and required sensitive attention. They also supported the suggestion that the words "consider" and "where possible" should be reconsidered when referring to the requirement for enhancing the ecology of the area.

The Chairman put the officer's recommendation to the vote and unanimously

It was resolved to note the report and the proposed responses be endorsed.

15. Neighbourhood Plan – Designating Oulton Broad as a Neighbourhood Area

The Committee received a report introducing the proposed Neighbourhood Plan for Oulton Broad. It was proposed to include the whole parish of Oulton Broad within the plan. The nomination was received on 27 January 2020. There were no known reasons or obvious reasons not to agree the Neighbourhood Area.

It was resolved that Oulton Broad be designated a Neighbourhood Area for the purpose of producing a Neighbourhood Plan.

16. Two Tree Preservation Orders (TPO)s at Hoveton – Site Visit

The Committee received a report on two provisional Tree Preservation Orders (TPOs) which had been served, one on a Scots Pine tree in Brimbelow Road and the other an Alder and Norway Maple on Station Road, both in Hoveton. Objections had been received from the landowner and leaseholder.

It was resolved that the Committee undertake a Site visit on Thursday 26 March at 10.am to consider the objections to the TPOs. No decisions would be made at the site meeting but a report brought to a future Planning Committee.

17. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State since September 2019. It was noted that five appeals had been lodged with progress being made on two. Start dates were awaited for the other appeals.

It was resolved to note the report.

18. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 25 January to 21 February 2020.

It was resolved to note the report.

19. Date of next meeting

The next meeting of the Planning Committee would be held on **Friday 3 April 2020 10.00am** at Yare House, 62- 64 Thorpe Road, Norwich.

The meeting ended at 13.14

Signed by

Chairman

Appendix 1 – Declaration of interests Planning Committee, 06 March 2020

Member	Agenda/minute	Nature of interest
All Members	Minute 8 Application BA/2020/0013/FUL Gays Staithe, Neatishead	Broads Authority Application.
Leslie Mogford	None (other than above)	
Harry Blathwayt	None (other than above)	
Tim Jickells	None (other than above)	
James Knight	Minute 17	Ongoing Planning Appeal Wroxham.

Planning Committee

29 May 2020

Agenda item number 9.1

BA/2019/0451/FUL Manor Farm Mautby - poultry farm

Report by Senior Planning Officer

Proposal

Demolition of 2 poultry buildings and concrete grain store and replace with single poultry building.

Applicant

Mr Edward Wharton

Recommendation

Approve, subject to conditions.

Reason for referral to committee

The application is major development.

Application target date

28 April 2020

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1. Description of site and proposals

- 1.1. The site is located to the west of Mautby and south of Filby Broad. The farm itself is opposite Thrigby Hall Wildlife Gardens on the Thrigby Road which runs from Filby to the north to Runham to the south. The majority of the site (southern side) is within Great Yarmouth Borough Council's area and the northern part is within the Broads Executive Area. As the application site spans two Local Planning Authority (LPA) areas, it is common practice for one LPA to determine the application on behalf of both Authorities. The Borough Council has agreed to delegate authority to the Authority to determine the application.
- 1.2. The site is relatively isolated with only two pairs of residential properties to the north-east and north-west and a church to the north-east. There are also a pair of residential cottages within the site. The existing buildings on the site consist of two modern and two older poultry buildings interspaced with smaller structures, a large potato store, a grain store and six silos. There is a large area of hardstanding central to the site which is used for car parking and turning and some outside storage.
- 1.3. In the location of the new poultry shed there are currently two existing structures, a silo and a smaller building which are proposed to be removed. To the east is a grain store also proposed for demolition. These structures have a floor area of 1800m² and currently house 10,800 birds.
- 1.4. The new poultry building will house 12,270 breeding birds producing approximately 70,000 eggs per week. The two modern buildings to the south constructed in the early 2000s collectively accommodate 21,500 birds and so the total increase in birds is approximately 1470.
- 1.5. The new poultry building will be similar in design, materials and scale as the two modern units to be retained with dimensions of 104m by 19.81m and a ridge height of 3m. It will be constructed in steel panels and a box profile roof and with a floor area of 2053m².
- 1.6. Access will remain the same and the current indoor poultry business at the site will remain unaffected.

2. Site history

BA/2006/1704/HISTAP Erection of a chicken shed. Approved.

BA/2002/7687/HISTAP Erection of a chicken shed. Approved.

BA/2000/1129/HISTAP Erection of grain storage silo. approved

BA/2000/1127/HISTAP Erection of 1500 tonne potato store. Approved.

BA/1995/0368/HISTAP Erection of grain bin on concrete base. Approved.

3. Consultations received

Parish Council

- 3.1. The PC has no objections so long as the replacement buildings are no larger than the existing. Please note Strutt Parker postal code for the site is incorrect it should read NR29 3DS.

Environment Agency

- 3.2. We have reviewed the application as submitted and have no objections provided that you have taken into account the flood risk considerations which are your responsibility.

Norfolk County Council (NCC) Highways

- 3.3. The increase of birds on site given the present scale is minimal and in that respect even if there were some increase in traffic movements resulting from the proposals, I do not consider that this would be a material increase such that there would be an unacceptable impact on highway safety, nor that the residual cumulative impacts on the road network would be severe. Accordingly I raise no objection to the proposals nor do I wish to restrict any grant of permission.

Broads Authority- Environment Officer

- 3.4. No objections but conditions recommended relating to Bats, Birds and Landscaping.

Broads Drainage Board

- 3.5. Comments regarding the requirement of consents required by the applicant.

Great Yarmouth Borough Council – Environmental Health

- 3.6. No objections. Conditions recommended and advisory information given.

Great Yarmouth Borough Council – Strategic Planning

- 3.7. No comments to make.

3. Representations

- 3.8. None received.

4. Policies

- 4.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).
- 4.2. The following policies were used in the determination of the application:
- SP1 – Sustainable Development
 - DM1 – Major Development in the Broads
 - DM2 – Water Quality and Foul drainage
 - DM5 – Development & Flood Risk

- SP6 – Biodiversity
- DM13 Natural Environment
- SP7 – Landscape character
- DM16 – Development & Landscape
- DM21 – Amenity
- DM23 – Transport, highways & access
- SP10 – A prosperous local economy
- DM26 – Protecting General Employment
- DM43 - Design

5. Assessment

- 5.1. The proposal is for the demolition of two existing poultry shed buildings and a grain store and the construction of a replacement poultry shed of a similar scale and design. The main issues in the determination of this application are the principle of the development, the impact on the character and appearance of the area, biodiversity, residential amenity, highways access and flood risk.

Principle of development

- 5.2. The purpose of the proposed development is in effect to allow an existing agricultural business to modernise, grow and continue its existing use as a poultry farm. The application site is situated within the existing farm unit, in a fairly remote location with the Broads.
- 5.3. Adopted planning policies support the continued use of agricultural land and buildings, recognising that this is a traditional land use in the Broads. The continued use of land and proposed new building associated with this proposal are considered in accordance with Policy SP1 (Sustainable Development in the Broads) and SP10 (A prosperous local economy). This is because the scheme does not propose a change of use of land from the existing agricultural use, and in allowing for improved facilities on site this will support the existing farming business.
- 5.4. The farm itself operates a broiler breeder (hatching egg) poultry enterprise with further sites in Thrigby, Stokesby and Filby. In addition, the farm grows cereals, blackcurrants, vining peas, potatoes and sugar beet. The applicant's company, CWL, has a relationship with some of the UK's largest poultry companies which has been strengthened by the increased demand for British produced poultry meat and healthier dietary habits. Overall, it is concluded that the application is in accordance with Policies SP1 and Sp10 of the Local Plan for the Broads.

Impact upon the landscape

- 5.5. The building has been designed to match the existing structures within the site. As it is to the north of the existing poultry buildings, there will be little visual impact from public vantage points to the south. In addition, the building will replace two existing buildings and so the overall visual impact of the farm as a whole from the north will not be affected. From the east, the new building will not be clearly visible given the location of the existing grain store and silos. The view from the west will not be affected by the proposal. The BA Environment Officer has suggested the planting of a native hedge and this can be added as a condition for a landscaping scheme. The proposal is therefore considered to comply with Policies SP7 and DM16 of the Local Plan for the Broads.

Biodiversity

- 5.6. The application is accompanied by an Ecology Report carried out by Norfolk Wildlife Services. The BA Environmental Officer is satisfied with the findings of the report in terms of there being no predicted impacts on protected species. Some biodiversity enhancements have been suggested and these can be included as a condition. The proposal is therefore in accordance with Policies SP6 and DM13 of the Local Plan for the Broads.

Amenity of residential properties

- 5.7. There are some residential properties both within the site and around the periphery as noted in paragraph 1.2. None of the surrounding properties will suffer an additional detrimental impact in terms of their existing amenity given that this is a replacement building which would incorporate a modern design and standards of filtration and the increase in the number of birds in total is modest. The proposal is therefore in accordance with Policy DM21 of the Local Plan for the Broads.

Design

- 5.8. The design of the building is on par with the two existing poultry units constructed in the early 2000s. They are rectangular in shape with fairly shallow pitched roofs with a ridge height of 3m and they are constructed of steel panels and box profile roofing. They are fairly typical of a poultry building and are not considered to raise any concerns with regards to Policy DM43 of the Local Plan for the Broads.

Highways

- 5.9. The Highways Authority have advised that despite the rise in the number of birds on site, there will be no material increase in the number of traffic movements associated with the business and therefore there is no objection in highway safety terms and no conflict with Policy DM23 of the Local Plan for the Broads.

Flood Risk

- 5.10. The application site lies within Flood Zone 3a and has a high probability of flooding. The replacement poultry building is classed as 'less vulnerable' development and is subject to a Sequential and Exception Test.

- 5.11. The Flood Risk Assessment states that the finished ground floor level of the poultry house is situated above the flood level for the 1 in 200 event with a level of 1.53m Above Ordnance Datum (AOD) with some localised exceptions along the northern extent of the structure. It suggests that ground floor levels could be fully raised above this level in order to mitigate the potential risk in full and this can be imposed as a condition.
- 5.12. As such because the site is considered at risk of flooding, consideration of alternative siting of the building is required through the Sequential Test to see if a suitable site is available for development which would be of a lower risk of flooding. If no alternative is available then the development would also need to meet the Exception Test.
- 5.13. In approaching the sequential test the majority of the farmyard area lies within Flood Zone 3a and there are therefore no sites of lesser risk in the vicinity of the existing buildings. The proposed building will be sited amongst the existing buildings so as to minimise impact on the closest residential properties and the character and appearance of the surrounding landscape. The proposal is therefore considered to meet the Sequential Test.
- 5.14. Moving to the Exception Test, the improvement of the poultry function would increase the economic viability of the farm, retaining employment for local people. In turn, the improvements would increase animal welfare resulting in wider sustainable benefits to the community. The proposal is therefore considered to meet the Exception Test.
- 5.15. Within the FRA details of both flood resilience/resistance measures have been provided and as such it is considered that the development will be safe for its lifetime taking account of the vulnerability of the site, without increasing flood risk elsewhere. The proposal is therefore considered to meet the Sequential and Exception Tests set out in the NPPF for development within an area of flood risk and also meets with the criteria of Policy DM5 of the Local Plan for the Broads.

Other issues

- 5.16. The application is accompanied by an Environmental Report which has been assessed by GYBC Environmental Health. They are content that the proposed development is not sensitive to any potential historic contaminative land uses and they suggest the addition of a condition which covers any future contamination found during the construction process. They also suggest some informatives which can be added to the planning consent.

6. Conclusion

- 6.1. Based on the information submitted to support this application for the proposed poultry building, the principle of development is in accordance with all relevant planning policy, in particular SP1, SP6, SP10, DM5, DM21, DM23 & DM46. The visual impact in the context of the existing agricultural buildings on site is limited and could be further mitigated through landscaping. Alternative sites for this development are not available which would allow for

either a lesser visual impact or lesser flood risk and therefore it is recommended that planning permission is approved subject to conditions.

7. Recommendation

7.1. Approve subject to the following conditions:

Time Limit

In accordance with approved plans (including FRA, Ecology Report & Contamination Report)

Submission of ecological enhancements (bats, birds, planting)

Means of dealing with contaminated land found during construction.

Hours of working – EHO recommended as informative, but we can apply as a condition.

8. Reason for recommendation

8.1. Subject to the conditions outlined above, the application is considered to be in accordance with Policies SP1, SP6, SP7, SP10, DM5, DM21, DM23, DM26 & DM43 of the adopted Broads Local Plan 2019.

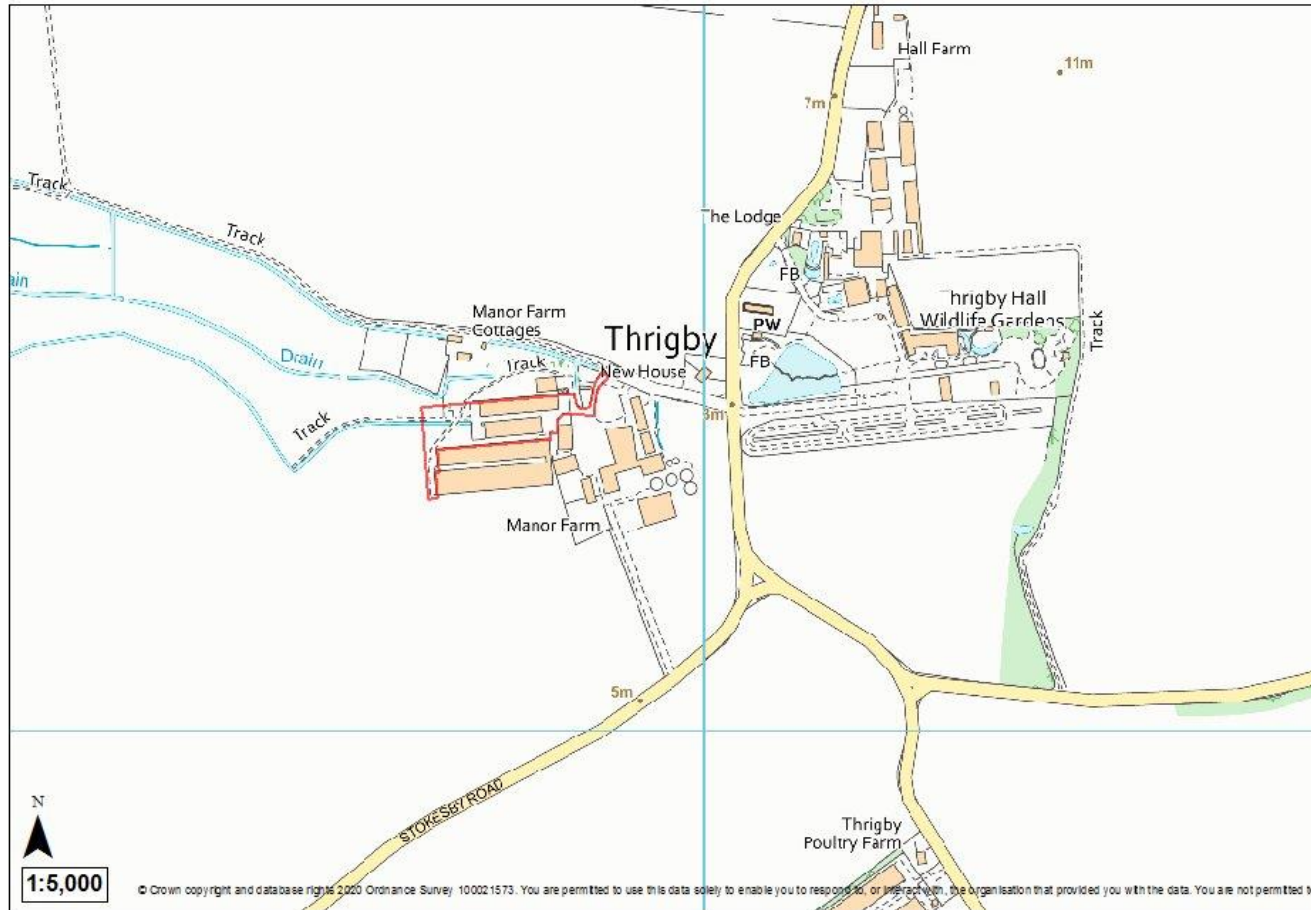
Author: Cheryl Peel

Date of report: 13 May 2020

Appendix 1 – Location map

Appendix 1 – Location map

BA/2019/0451/FUL Manor Farm, Mautby



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Planning Committee

29 May 2020

Agenda item number 9.2

BA/2020/0002/FUL Land at Redbeck, adjacent restricted byway 11, Glamping site at Dilham

Report by Planning Officer

Proposal

Use of land for siting five 'glamping' pods with associated car/cycle parking, siting of package treatment plant and polishing reedbed.

Applicant

Mr L. Paterson

Recommendation

That planning permission be refused.

Reason for referral to committee

Objections received by the Parish Council and residents of Oak Road raise material planning considerations of significant weight.

Application target date

20 March 2020

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1. Description of site and proposals

- 1.1. The application site is a parcel of land known as 'Redbeck' that lies to the east of the village of Dilham. The Redbeck site is a narrow field with higher ground to the north, a short slope and lower ground to the south. To the west of the site are dry grassland fields currently grazed by horses. There is a shallow and largely dry ditch between the horse fields and Redbeck. There are two ways to access the site. One way is from Oak Road which runs west perpendicular of Honing Road just north of the village of Dilham; this route then follows Oak Road to its most western extent and the access is then via Restricted Byway 11 (RB11) heading south approximately 800 metres to the site gates. The other way to access the site is to turn right onto Broad Fen Lane at the most southern point of Honing Road; this is where the river runs to the end of its navigable channel at Tylers Cut and from here the access is then along Broad Fen Lane and onto RB11 which leads to the site gates.
- 1.2. The land to the east and south-east of the site is designated as a RAMSAR site, a Special Area of Conservation, a Special Protection Area and is a Site of Special Scientific Interest (SSSI). The site lies within the first SSSI Impact Risk Zone, which makes the ecology of the site very sensitive to any development and land use. To the east of the designated land is the North Walsham and Dilham Canal.
- 1.3. This application seeks consent to create a new tourism facility at the Redbeck site. Five new glamping pods are proposed to be dispersed at the northern end of the site. The glamping pods would measure 3.9m by 6 m and 2.95 m in height. A car parking area and service point area for bin stores would be located at the entrance of the site; this is proposed to be screened by native species hedgerow. Grass reinforced mesh would be used as a track to the individual pods. The pods would be fully serviced with electricity and fresh water. An underground water treatment plant would be situated at the southern end of the group of glamping pods, this would then discharge foul water to a natural reed bed filtration system which would filter (or 'polish') it, to remove unwanted contaminants from the foul water before discharging it back into the watercourse.
- 1.4. To create a reedbed suitable for water polishing the existing turf would need to be stripped off, some of the arising would be used to repair existing culverts on the site and spread across the site and some would need to be removed from site. The floor of the wetland would be 100 metres long by 20 metres wide with a depth of 0.4 metres. A single pipe running from the water treatment plant to the north of the reedbed would deliver the waste discharge from the plant to the reed bed. The waste water would run south along the reedbed which would then be penned into the wetland by a bund at the south end of the wetland measuring 0.6 metres high.
- 1.5. The works to create the wetland area would produce 800m³ of material plus an additional 140m³ from grading the edges of the wetland. It is not clear from the application what exactly would be done with the 940m³ material removed. It is suggested in the Habitats Regulation Assessment (2019), submitted alongside the

application, that the material could be moved upslope and spread around the glamping pod area. An alternative option proposed is to spread the material on the horse field to the west of the site (which is within the same field as the proposed glamping site). It is also stated that some material could be used to build local bunds and culverts. Lastly, a second dyke bund would be required to prevent water leaving the wetland from reaching the eastern boundary dyke with the SSSI to the east. This would need to be 5 metres wide and some spoil could be used to develop this.

- 1.6. Access to the site is proposed from Oak Road and along RB11. The western end of Oak Road is an adopted highway and the eastern end is privately owned by the applicant; the Restricted Byway forms part of Broad Fen Lane and runs alongside the site and the section which runs from Oak Road to the site in the ownership of the applicant. At the southern end of the Restricted Byway is a property known as Keepers Lodge. The northern end of the Restricted Byway joins to the private part of Oak Road, where there is a group of three residential dwellings and the Tonnage Bridge Glamping Site. This site offers 10 glamping pods and is in the ownership of the applicant.

2. Site history

- 2.1. There is no planning history related to this site.

3. Consultations received

Parish Council

- 3.1. **Objection** – The Parish Council objects to this application on highway and access and ecological grounds.

Environment Agency

- 3.2. No comment

Norfolk County Council (NCC) Highways

- 3.3. **No objection** – To the principle of development subject to conditions.

Norfolk County Council Public Rights of Way

- 3.4. **Objection** – Norfolk County Council objects to this application on Public Rights of Way grounds.

BA Landscape

- 3.5. **Objection** – Objection to the application on the grounds of impact on the Landscape character and the wider area.

BA Operations – Senior Environment Officer

- 3.6. **Objection** – Objection based on the risks to the SAC and SPA features of the site, and a possible in-combination effect of the two camping sites.

North Norfolk District Council Environmental Health

- 3.7. **No objection** subject to conditions.

4. Representations

- 4.1. In total 13 representations were received, 9 supporting the application on the grounds of rural economy, employment, and tourism and 4 representations raised objections over impact on the highway including the Restricted Byway, safety concerns regarding cyclists and pedestrians using the Restricted Byway, and impact on the location's historical and biological importance.

5. Policies

- 5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).
- 5.2. The following policies were used in the determination of the application:
- DM2 – Water quality and foul drainage
 - DM13 – Natural Environment
 - DM16 – Development and landscape
 - DM18 – Excavated material
 - DM21 – Amenity
 - DM23 – Transport Highways and Access
 - DM27 – Business and Farm diversification
 - DM29 – Sustainable tourism and recreation development
 - DM30 – Holiday accommodation – new provision and retention
 - DM43 – Design
- 5.3. Both the National Planning Policy Framework (NPPF) and the National Planning Practice Guide (NPPG) are material considerations in the determination of this application.

6. Assessment

- 6.1. The proposal is for the development of a new tourism site in Dilham, consisting of five glamping pods. The key issues that need to be considered in determining this application relate to the principle of development, the impact the proposal would have on the surrounding landscape, highway network, natural environment and amenity of neighbouring occupiers.

Principle of development

- 6.2. In terms of the principle of development, national planning policies and the Broads Local Plan are supportive of encouraging a prosperous rural economy. In particular, Paragraph 83 of the NPPF highlights the importance of diversification projects and sustainable rural tourism in the rural economy. Paragraph 84 of the NPPF, however,

places great emphasis on the suitability of the location where the development is proposed specifically with regards to connections to existing settlements, impact on local roads and sensitivity to surroundings and Paragraph 172 places great weight on conserving and enhancing the landscape, wildlife, and cultural heritage in the Broads.

- 6.3. Considering local planning policies, the principle of this development is assessed against policies SP1, SP12, DM27, and DM29.
- 6.4. Policy SP1 (PINS Model Policy/Sustainable Development) is a strategic policy and sets out the overarching principles. It relates to sustainable development within the Broads and requires the local planning authority (LPA) to take a positive approach that reflects the presumption in favour of sustainable development set out in the NPPF. The Policy requires a proactive response to planning applications and encourages the LPA to find solutions. This is an important policy in that it sets out the principle of the desirability of supporting sustainable development, but it must be read and applied in conjunction with the other policies in the development plan.
- 6.5. Policy SP12 (Sustainable Tourism) develops this approach and seeks to strengthen the tourism offer in the Broads through the creation, enhancement and expansion of high quality tourism facilities. It recognises the need to support a vibrant tourism industry, but, as in SP1, recognises that this must be in accordance with the other policies in the Plan to ensure that the Broads' resources is protected.
- 6.6. The approach of the strategic policies is then developed into the more detailed DM policies, which apply these principles to specific development types and proposals. In this case, the main policies relevant to the determination of this application are DM27 (Business and farm diversification) and DM29 (Sustainable tourism development). They are both criteria based policies and it is appropriate to consider the proposal against each criteria in turn.
- 6.7. The objective of DM27 is to support rural businesses and agricultural enterprises by allowing them to diversify and generate new income streams to ensure their continued viability. Criterion (a) requires that the new uses proposed are complementary in scale and kind and support the original farm operation. In this case, the use of part of the holding for a small scale tourism operation does not conflict with this requirement and the applicant indicates that the revenue generated would support the farm. There is similarly no conflict with criterion (b) which states that there should be no loss of local or visitor facilities.
- 6.8. Criterion (c) relates to the local transport network and requires that there should be no unacceptable impact. The application site is proposed to be accessed off Oak Road and RB11 and, subject to this being achieved, there is no objection from the Highways Authority. There are, however, concerns from the Highways Authority about the practical achievability and enforceability of this route, as there is a simpler and faster route available, and these matters, along with the impact on the Public Right of Way (PROW), are discussed in further detail below (see paras 6.41-6.45). For the purposes

of criterion (c), however, the requirement is broadly met. Criterion (d) is not relevant, as it relates to diversification using buildings.

- 6.9. Finally, criterion (e) requires the proposal is in accordance with other policies of the Local Plan.
- 6.10. In addition to the criteria in the first part of the policy, the second part of the policy sets out the requirements in relation to the construction of buildings to support the proposed development. It states that new build development will only be permitted when it can be satisfactorily demonstrated that the diversified use cannot be accommodated through the conversion of an existing building and that such proposals shall not involve a significant amount of new build development, with any new buildings relating well to existing buildings or a farm group.
- 6.11. This application proposes five new buildings in the form of glamping pods. The Planning Statement submitted in support of the application states that there are no vacant buildings suitable for conversion and, further, that the applicant specifically wants glamping pods. There is no explanation or detail in this Statement of what has been considered in terms of buildings for conversion, or other options (for example, new build within and existing group of buildings) so it has not been demonstrated that the construction of 5 glamping pods as proposed is the only available approach for the applicant. There is question as to whether 5 glamping pods with a combined total floor area of 117sqm represents a 'significant amount of new build development' for the purposes of the policy, however it is considered that whilst this may not be large (in an objective sense), it is nonetheless new build development and putting it in a previously undeveloped part of the holding means that it is large relative to what was there before and so is significant locally. It is also remote from other buildings associated with the farm. Overall therefore it is concluded that the requirements of the second part of the policy are not met.
- 6.12. The third part of DM27 requires that any diversification proposal be complementary in scale and kind to the main operation, and this has been covered in criteria (a), and that the new use should not prejudice any existing or future agricultural use, which this would not.
- 6.13. In conclusion, it is considered that due to the conflict with the second part of the policy the application is contrary to DM27.
- 6.14. The second main policy to assess the proposal against is DM29. The objective of this policy is to direct tourism and recreational development to appropriate and sustainable locations with the necessary infrastructure and facilities.
- 6.15. Criterion (a) seeks to direct such development to sites within development boundaries or locations associated with existing visitor or tourism activities, however proposals arising from farm diversifications schemes are specifically excluded from this requirement so parts (i) and (ii) of this criterion do not apply to this application.

- 6.16. There is a supplementary part to criterion (a) which requires that the development must be satisfactorily accessed by sustainable means, which could include public transport, walking, cycling, horse riding or by water. The site's nearest train station is in Worstead approximately 3.5 miles away, and the nearest bus stop is 1.2 miles away. Given the limited level of facilities offered at the site, and the need to bring in provisions due to the remote location, it is considered more likely therefore that visitors to the site will in most cases arrive by car. Whilst the site is accessible via public rights of way (see below) , it is not considered likely that visitors would use these to access the site for arrival and it is more likely that these will be used by the visitors during the holiday. It is not considered that the proposal meets this part of criterion (a).
- 6.17. The additional parts of criterion (a) require that (iii) the proposal is in accordance with other policies in the plan and (iv) that they do not involve a significant amount of new build development, with any new build development being of a scale that is compatible with the location and setting. The question of the principle of the new build development and whether or not this was 'significant' in the context of the policy was discussed in the assessment against DM27 above (see para 6.11). Similar arguments apply when assessing it against DM29, in that whilst the scale of development may not be large (in an objective sense), it is significant in the local context as the site and its surroundings are currently undeveloped. The second part of (iv) requires any new build development to be compatible with the location and setting and, again, in the context of an undeveloped site it can be concluded that any development on a locally significant scale (such as is proposed) will be incompatible.
- 6.18. The final part of criterion (a) requires that the development should not adversely affect a range of environmental factors, including water quality, landscape character, historic environment, protected species or habitats and where possible make a positive contribution. The impact on landscape character and protected species are discussed in detail below (see para 6.26 and para 6.31), but in summary it is concluded that the requirement is not met.
- 6.19. The second part of DM29, criterion (b) sets out the principles of sustainable tourism and recreation. The requirements for sufficient capacity of the highway network at part (vi), sufficient on-site parking at part (vii) and no adverse impact on navigation at (x) are broadly met and this is noted.
- 6.20. There are concerns, however, when considering the proposal against the remaining parts of the policy covering (viii) dealing with landscape character and protected species, (ix) high design quality suitable for the setting and (xi) the compatibility of the scale of the proposal for the location. The issues at (viii) and (ix) are discussed below, whilst (xi) covering compatibility of the scale is discussed above. Overall, it is considered that these latter 3 parts are not wholly met.
- 6.21. The final part of DM29 requires that regard be given to the cumulative impacts of tourism and recreation proposals on landscape character, nature conservation value

and local transport movement. This is supported by the reasoned justification which sets out the importance the quality of the natural environment has on the tourism economy and notes that intensive tourism and leisure uses can detract from the special qualities of the Broads upon which tourism relies. It is worth noting that a use does not have to involve a large area or high visitor numbers for it to be intensive, but that intensity is relative, so a modest level of activity in a small geographical or constrained area can result in use that is experienced as intensive.

- 6.22. In this case, there is an existing glamping site approximately 900 metres to the north of the application site. It was granted planning permission in 2018 and hosts ten glamping pods with associated facilities and car parking. It is also accessed via Oak Road and visitors to Redbeck would pass it before arriving at this site. This is Tonnage Bridge glamping and is owned and operated by the applicant.
- 6.23. There is also an existing camping site approximately 2.5 miles to the north on the edge of Dilham village. This was initially granted planning permission in 2017 and then extended in 2018 and has planning permission for 60 camping pitches, a toilet and shower block, car parking and associated facilities. This is Canal Camping and is owned and operated by the applicant.
- 6.24. Given the proximity of Tonnage Bridge Glamping to the proposed site it is considered that the development of a new tourism offer for five glamping pods accessed via the same road would lead to an inappropriate intensification of tourism within the area that would detract from the tranquil nature of this part of the Broads. It is also considered that adding a further 5 units to the existing 70 units in this part of Dilham would also result in an unacceptable cumulative impact. On this basis, the final part of DM29 is not met.
- 6.25. Overall, it is considered that the principle of the application for five glamping pods at the Redbeck site is not acceptable as it is contrary to the requirements of Policies DM27 and DM29 of the Local Plan for the Broads (2019). Even considering that the application is a form of business and farm diversification, which national policy and the Local Plan for the Broads does generally support, the principle of the development remains unacceptable. Impact upon the landscape
- 6.26. The application site is located in in the upper Ant valley in an area identified as Local Character Area (LCA 27) and characterised by a high overall landscape sensitivity to development due to the remoteness and tranquil rural nature. Policy DM16 (Development and landscape) requires planning applications to clearly demonstrated that the development proposals are informed by the Broads Landscape Character Assessment (2017). Accordingly a Landscape Visual Impact Assessment (LVIA) has been submitted in support of the application and the LVIA makes reference to the Broads Authority's Landscape Character Assessment (LCA) and Landscape Sensitivity Study.
- 6.27. The purpose of an LVIA is to describe and assess the impact of a proposal on the identified landscape character, however in this case the LVIA is mainly focussed on the

landscape impact on the site itself rather than the wider Landscape Character Area. In effect it starts at the site and looks out into the landscape, rather than the other way round (as required), so the conclusion that the overall effect on the character of the wider area would be negligible has not been demonstrated. There is little consideration of the effects on tranquillity in terms of the numbers of users, traffic generated, and noise and disturbance and the LVIA underplays the effect the change of use from agricultural grazing to a permanent leisure development in year round use would have on the land use of the site. It is not considered that the conclusion that this change would have a 'neutral scale of effect' is correct. Overall, It is considered that the judgements set out in the LVIA do not fully reflect the sensitive nature of the site and its landscape value, nor does it adequately tie the impacts on landscape to the nature of the development.

- 6.28. Furthermore, the impacts of the construction works on the site have not been taken into account in the LVIA and whilst these may be temporary, the clearance of trees and hedges required for the equipment to access the site will have a longer effects, as well as potentially opening up the site to longer range views. The off-site passing bays proposed on Oak Road have also not been considered in terms of landscape effects by the LVIA.
- 6.29. Whilst it is acknowledged that the development is not of a large scale, the cumulative landscape and visual impacts of the proposed glamping site in combination with the existing Tonnage Bridge site and the Canal Camping site will give rise to changes in the landscape character of the area to such an extent as to have significant effects on its key characteristics and these impacts would be permanent. The LVIA does not fully address these in combination landscape impacts.
- 6.30. Policy DM16, seeks to conserve key landscape characteristics of the Broads and states that development proposals that would have an adverse impact on either the character of the immediate or the wider landscape or special qualities of the Broads will not be permitted. This application proposes development that would introduce adverse landscape impacts and is therefore contrary to Policy DM16.

Ecology

- 6.31. The application site is located adjacent to areas which are subject to a high level of designation for their conservation value and any development proposal must demonstrate that this can be undertaken without harm to these protected interests. A Site Investigation Report and a Habitats Regulation Assessment has been submitted alongside the application. The Site Investigation Report identifies the potential ecological issues arising from the proposed development: these relate to water arising from the glamping pods (and contaminants it contains) and the impact this would have on the SSSI. It identifies the possible sources of water arising from the proposed glamping site, these are: runoff from roofs and hard surfaces, grey water arising from the toilet and showers, and foul water from toilets. It is also notes that flow to the SSSI is likely as the land falls towards the SSSI and the permeable soils drain easily.

- 6.32. The Authority's environment team raise an objection to this application on the grounds of the risks that the development would pose to the SAC and SPA features and the in-combination effect the two glamping sites (Tonnage Bridge to the north) would have on the internationally designated site with protected wildlife and habitats. These risks include water arisings and flow into the SSSI from the development impacting on aquatic communities and the SSSI Broad Fen, as well as noise disturbance from the holiday-makers and potential unauthorised access into the SSSI. It is noted that the applicant will have limited control over the cleaning and personal care products used by visitors at the site, which will drain into the treatment plant.
- 6.33. It is considered that the in-combination effect of this site and the Tonnage Bridge site to the north, including the increased traffic, pollution, noise and disturbance, will exacerbate the overall effect. It is noted that there are no details provided in the Habitats Regulation Assessment on the expected water quality once the waste has been treated and leaves the reedbed.
- 6.34. The applicant has sought to address these concerns in a further Planning Statement, however it is not considered that the objections are satisfactorily overcome.
- 6.35. Finally, officers from the Authority's Environment Team conducted a Habitats Regulation Assessment Screening Report. The HRA concluded that the development may potentially cause significant ecological impacts to the water quality and water supply of the adjacent Special Area Conservation (SAC), particularly the calcareous and alkaline fen features. This reinforces the objection from the Environment Team due to insufficient information included within the application to enable a thorough assessment of the ecological impact to the adjacent designated site and wider Ant Broads and Marshes (SSSI) catchment.
- 6.36. Considering Policy DM13 Natural Environment and the comments made by the Environment Officer, the proposed development would be in conflict with the objectives of these policies, Biodiversity and Natural Environment. The Policy, seek to protect biodiversity, minimise fragmentation of habitats, maximise opportunities for restoration and enhancement of natural habitats, incorporate beneficial biodiversity and geological conservation features (with good management), and include green infrastructure. It is considered that the proposed development in addition to the Tonnage Bridge Glamping Site would introduce unacceptable impacts on ecology, including the neighbouring SSSI, SAC, and SPA.

Amenity of residential properties

- 6.37. Moving to the issue of amenity, Policy DM21 protects existing neighbouring properties from unacceptable impacts on their amenity. Of the four representations that objected to the planning application, three of them were from the residents of Oak Road. The three residents all live at the eastern end of Oak Road close to Tonnage Bridge Glamping Site and north of the Restricted Byway 11. Access to the proposed Redbeck site is along Oak Road and then down (southwards) RB11, the access would therefore take all visitors past each property.

- 6.38. The residents note the increase of traffic generated from the ten Glamping pod site at Tonnage Bridge and the detrimental impact on the condition of the road resulting from increased vehicular traffic. They all state that the addition of a new glamping site offering a further five pods, will exacerbate the traffic using the road and increase the adverse impact on the condition of the road.
- 6.39. The planning application for the Tonnage Bridge glamping site was not considered to have a significant adverse impact on the amenity of the neighbouring properties, notably the three resident properties objecting to this application. However, it is considered that the fifty per cent increase in vehicular traffic on Oak Road that this proposed development would introduce, would have a significant impact on the condition of the road, the use of the road, and the noise generated from the road, contrary to Policy DM21.

Highways and public rights of way

- 6.40. The application proposes access from Oak Road and then onto RB11 and heading southward to the application site. The first 0.5 mile section of Oak Road is a public road maintained by the Highway Authority with the following 0.6 mile section a private road owned by the applicant. The access to this development site has highway and Public Rights of Way (PROW) implications.
- 6.41. Looking first at the highways issues, whilst the proposed access is along Oak Road and the northern section of RB11, there is an alternative route into the site using Broad Fen Lane and then onto the southern section of RB11, which is quicker and easier, being more direct. The Highways Authority is satisfied that the proposed Oak Road route is acceptable, but the Broad Fen Lane route is not. It requested details of measures proposed to prevent motorised access to and from Broad Fen Lane and the applicant has provided details of signage pointing drivers in the direction of Oak Road and has also stated that bollards in the form of a Kent Carriage Gap could be installed on the RB11 to physically exclude motorised traffic whilst allowing PROW traffic to continue.
- 6.42. It is considered that the provision of signage would be effective in diverting traffic initially, until a holiday-maker heads south on RB11 and finds out that the route along Broad Fen Lane is faster, so it would need to be supplemented by the proposed physical restriction in order to successfully prevent use of the faster route. Whilst the applicant is prepared to install a Kent Carriage Gap, it is the case that it is unlawful to block a PROW and the Highways Authority state that they could not support this, therefore whilst they continue to have concerns they advise that an objection on highways grounds could not be sustained. The Highways Authority also require the provision of 2 passing bays on Oak Road and this too can be the subject of a condition.
- 6.43. Looking then at the PROW issues, there is an objection to the application from Norfolk County Council grounds that the impacts on the public use of the RB11 would be unacceptable as it is not suitable in terms of width to accommodate safely both vehicles and public users.

- 6.44. The applicant argues that provided guests are advised to take care whilst driving along RB11, there is no reason public nuisance should frustrate the granting of planning permission, and this is noted, however it is the case that applicant will have no control over the behaviour of guests on the route. In commenting on the application, Norfolk County Council as the body responsible for Public Rights of Way advise that a public right to use the route safely takes precedence over a private right and this public right would be compromised by use of RB11 by private cars. Policy DM23 states: “When determining development proposals, the Authority will safeguard public rights of way” and it is considered that the proposal is in conflict with this.

7. Conclusion

- 7.1. The proposed development of a new tourism facility at the Redbeck site, comprising five individual glamping pods, a package treatment plant with water quality polishing reed bed and car parking and bin stores has not been adequately demonstrated to be a sustainable form of tourism development. The landscape character of the site would permanently change and the effect on the wider landscape character area would be significantly detrimental to the tranquil nature and the special qualities of the Broads. Furthermore, it has not been demonstrated that, the impacts of the proposed development on the neighbouring designated sites, the SSSI, SAC, and SPA would not be adverse and would not have a detrimental impact on the ecological functioning of the wetland. The impacts on the amenity of the local residents as a consequence of the additional vehicle movements would be significant. Access to the site would predominantly be reliant on the use of a private motor car and would take guests, third parties (for example, food deliveries, friends of guests), and anyone wishing to view the site along RB11 which would conflict with the public’s right to use the Byway and cause a public nuisance. For these reasons, the proposed development is not in accordance with the provisions of the Policies in the Local Plan for the Broads (2019).

8. Recommendation

- 8.1. That planning permission be refused.

9. Reason for recommendation

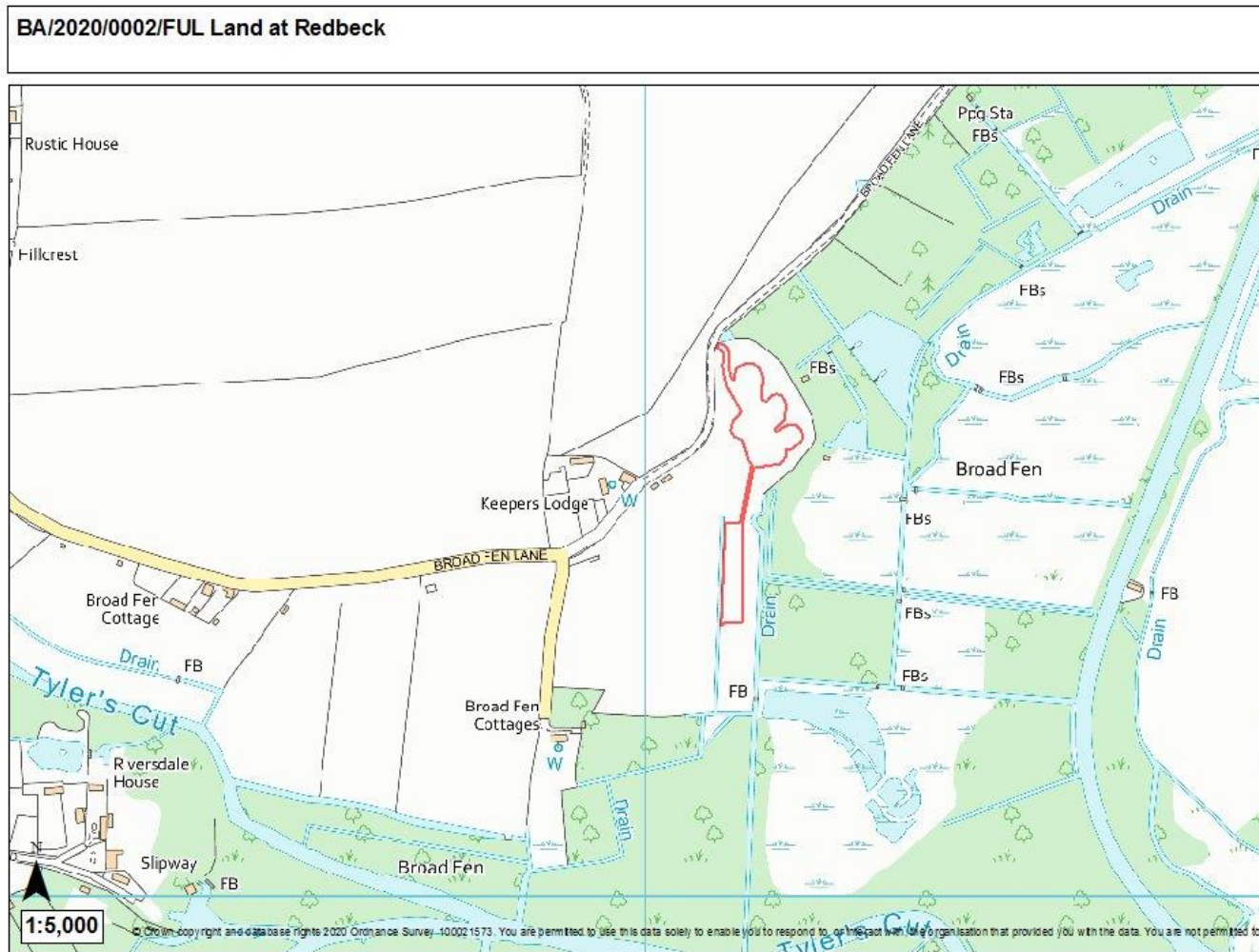
- 9.1. The principle of the proposed development is considered contrary to Policies DM27 and DM29 of the Local Plan for the Broads (2019). The proposed development is found to be contrary to Policies DM13, DM16, DM21, and DM23 of the Local Plan for the Broads (2019) and the National Planning Policy Framework (2019) which is a material consideration in the determination of this application.

Author: Calum Pollock

Date of report: 18 May 2020

Appendix 1 – Location map

Appendix 1 – Location map



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Planning Committee

29 May 2020

Agenda item number 9.3

BA/2020/0047/FUL moorings opposite Thurne Dyke Windpump, Thurne Dyke

Report by Planning Officer

Proposal

New clubhouse & storage shed

Applicant

East Anglian Cruising Club

Recommendation

Approve subject to conditions

Reason for referral to committee

Club membership includes Broads Authority staff

Application target date

21 April 2020

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1. Description of site and proposals

- 1.1. The East Anglian Cruising Club (EACC) site is located on the west bank of the River Thurne opposite Thurne Dyke Windpump, also known as Thurne Dyke Drainage Mill, a Grade II* listed structure which itself is sited adjacent to the entrance to the staithe at Thurne. The EACC site is broadly of a rectangular shape, comprising a mooring basin and an area of lawn with a domesticated appearance, with the remainder of the site largely comprises reeded fen. The area of lawn currently features two storage boxes comprising a large metal foot locker and what appears as a miniature metal shed, a picnic table, and various boating paraphernalia. In addition to the mooring basin the site includes a further mooring cut at the southern end of the site, one side of which forms part of the adjacent property.
- 1.2. The EACC site is only accessible from the river, although the more intrepid may consider crossing the reeded fen on foot and there is some sign that this has been done in the recent past. To the north of the site is reeded fen, along the western boundary is a floodbank atop which also provides a footpath.
- 1.3. Opposite Thurne Dyke Windpump and the village staithe are 4 plots fronting the river with a domesticated appearance, this comprises the subject site at the northern end followed by 3 consecutive sites heading south. Each of the 3 sites features a chalet or day hut, 2 of these have a sizeable mooring cut, the exception being the site adjacent to the subject site.
- 1.4. To the north and south of this small band of development are areas of reed between the river and the floodbank. This is the general appearance of the banks of the River Thurne in this location, the only exception being the development around the village

staithe entrance. Approximately 45 metres north of the village staithe, and to the east of the river, is the Shallam Dyke Marshes Site of Special Scientific Interest, the Broads Special Protected Area and Ramsar Site and the Broadland Special Area of Conservation. To the west of the subject site is a large open area of grazing marsh.

- 1.5. The application is for a new clubhouse and a new storage shed.
- 1.6. The proposed clubhouse has the overall appearance of a day hut or summerhouse and it would have a width of 8.15m fronting the river, a depth of 5.1m, with a pitched roof to a maximum height of 4.35m, falling to 2.65m at eaves. The external materials proposed are black featheredged timber boarding for the walls, heritage green speeddeck profile steel sheets for the roof, and white painted timber or white aluminium faced timber for the windows and door.
- 1.7. The proposed storage shed has the overall appearance of a shed. It would have a width of 3.7m fronting the river, a depth of 2.6m, with a pitched roof to a maximum height of 2.45m, falling to 1.95m at eaves. The external materials proposed are as per the proposed clubhouse.

2. Site history

- 2.1. In 1999 planning permission was granted for the construction of quayheading (BA/1998/2005/HISTAP).
- 2.2. In 2005 planning permission was granted for replacement quayheading (BA/2004/1360/HISTAP).
- 2.3. In 2017 planning permission was granted for replacement quayheading (BA/2017/0030/FUL).
- 2.4. In 2019 informal pre-application advice was given regarding a new clubhouse, storage hut, and toilet hut at EEAC club site (BA/2019/0110/PREAPP).

3. Consultations received

Environment Agency

- 3.1. No objection following review of additional information.

Historic England

- 3.2. Replied with no comment.

BA Landscape

- 3.3. Broadly happy that the proposal has been designed to be in keeping with the surroundings and to have been designed to minimise impact. The siting of permanent structures on the site would also help to organise it and prevent the need for temporary structures and potential clutter to be stored here. Concern regarding cumulative impact of the adjacent development and this one, plus any other sites

around this section of the River Thurne that there may be pressure on for future development.

BA Historic Environment Manager

- 3.4. The clubhouse and shed has been designed and sited sympathetically. The building is of a modest scale and follows the line of a small cluster of chalet development. The materials proposed are also considered appropriate. Conditions recommended regarding materials, large scale joinery sections, and soft and hard landscaping scheme.

BA Environment Officer

- 3.5. No objection subject to conditions and enhancements.

4. Representations

- 4.1. No responses received as of the date of this report. Members will be updated verbally should any responses be received.

5. Policies

- 5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).
- 5.2. The following policies were used in the determination of the application:
- DM5 - Development and Flood Risk
 - DM11 - Heritage Assets
 - DM13 - Natural Environment
 - DM16 - Development and Landscape
 - DM21 - Amenity
 - DM22 - Light pollution and dark skies
 - DM23 - Transport, highways and access
 - DM43 - Design
 - DM46 - Safety by the Water
 - National Planning Policy Framework (NPPF)
 - National Planning Policy Guidance (NPPG)

6. Assessment

- 6.1. The proposal is for the erection of a clubhouse building and a storage shed. The main issues in the determination of this application are the principle of development, impact on landscape, impact on priority habitats, impact on trees and highways safety.

Principle of development

- 6.2. The East Anglian Cruising Club are a well-established presence at this site having been based there for over 30 years. The site has a domesticated appearance by virtue of its closely mown lawn, picnic table, and the presence of storage boxes. The difference between this site and the three sites immediately to the south is that they are leisure plots which have developed over the years and now feature day huts or chalets. The subject site features no buildings. The siting is effectively as part of a small band of development on domesticated plots, therefore the provision of buildings on this plot, taking into account the history of its use, the existing appearance, and neighbouring development is considered acceptable in principle.

Design

- 6.3. The design of both buildings has been kept deliberately simple and restrained resulting in a lightweight appearance which corresponds well to the pattern and form of development at the neighbouring sites. The modest size of the clubhouse ensures that it would not appear as a dwelling, or result in an overdevelopment of the site, particularly when viewed alongside the storage shed. The storage shed is of a size that ensures it would appear subservient to the clubhouse, and its siting is such that it picks up on the rhythm of development at the subject and neighbouring sites. The two buildings also benefit from having a summerhouse style appearance to the clubhouse, with a more utilitarian appearance for the storage shed, this would assist in the site being a readable form when viewed from the surrounding area.
- 6.4. In terms of materials, timber walls and steel sheet roofs are considered to be traditional materials for waterside buildings. Aluminium faced timber windows have been assessed as appropriate for the neighbouring dwelling as a practical update on the previous crittal windows. It is considered reasonable to replicate that approach at the subject site. The design, siting, and materials for the proposed buildings are considered acceptable with regard to Policy DM43 of the Local Plan for the Broads.

Impact upon the landscape

- 6.5. The existing site could not be described as untidy, but the overall appearance is not ideal given the appearance of the neighbouring sites and the siting opposite a listed mill. The provision of a formalised clubhouse and storage will allow for an overall improvement in the appearance of the site which would contribute to the appearance of landscape and river scene.
- 6.6. The subject site is visible from the surrounding area by virtue of footpaths along both sides of the river, the one on the opposite bank forming part of the Weavers Way, and the siting opposite the Thurne village staithe which allows views to some extent for its entire length. Taking into account the existing development at the adjacent sites, the comparable scale and form of the proposed development, and the resulting rhythm of development at this location, it is considered that the proposed development would not be detrimental to the landscape appearance both locally and from the wider surrounding area, with regard to Policy DM16 of the Local Plan for the Broads.

Impact on heritage assets

- 6.7. The subject site is opposite a Grade II* listed Thurne Dyke Windpump. The proposed development has been considered by the BA Heritage Planning Officer, and by Historic England. No objections have been received to the proposal in terms of impact on heritage assets. It is considered that the proposed development is a relatively low-key form of development taking into account its siting, neighbouring development, and the scale and form of buildings proposed, and would therefore not have an unacceptable impact on the Grade II* Listed heritage asset, with regard to Policy DM11 of the Local Plan for the Broads.

Amenity of residential properties

- 6.8. The property at the adjacent site to the south of the subject site comprises a modest dwelling. The main windows serving the neighbouring dwelling front the river, but it is noted that there is a small and secondary window in the flank elevation facing the subject site. Taking into account the existing and well established use of the site by EACC, it is not considered that the addition of clubhouse and storage buildings would undermine the privacy currently enjoyed by residents of the neighbouring dwelling. The proposed clubhouse maintains a separation from the neighbouring dwelling in excess of 15 metres and maintains a greater setback from the river. This would ensure that there would not be a loss of light or outlook, nor would the clubhouse contribute to an overbearing form of development. It is therefore considered that the proposed development would not result in a loss of amenity currently enjoyed by neighbouring residents with regard to Policy DM21 of the Local Plan for the Broads.

Designated sites and ecology

- 6.9. The subject site maintains a distance of approximately 50 metres to the designated sites, with the River Thurne separating the two areas. The proposed development by virtue of its nature and intensity would not have an impact on the designated sites, with regard to Policy DM13 of the Local Plan for the Broads.
- 6.10. In terms of ecology, it was noted that there is a pile of discarded timber at the spot where the clubhouse would be located, this appearing to have been placed on a protruding area of reeds. The proposal has been reviewed by the BA Environment Officer who was satisfied that the pile of timber could be removed subject to a planning condition regarding the timing of removal and the presence of an ecologist. Biodiversity enhancements in the form of bird and bat boxes, and a native planting scheme are also proposed to be secured by planning condition. The proposed development is therefore considered acceptable with regard to Policy DM13 of the Local Plan for the Broads.

Flood risk

- 6.11. The site lies in flood zone 3. The use of the site is considered to be well established and in accordance with the EA 'flood risk vulnerability and flood zone compatibility' would be a compatible use and therefore appropriate in this location.

- 6.12. A flood risk assessment was submitted with the application. The EA had reviewed this document along with the submitted planning statement and raised a holding objection on the basis of concern that it was intended to transport materials to the site by land. Using the floodbank for vehicular access could destabilise this flood asset and it is clearly unsuitable for vehicles. The agent for the application confirmed that all construction personnel, materials, and equipment would be delivered to the site by river. The EA subsequently withdrew their holding objection.
- 6.13. A water entry strategy has been proposed to ensure that the proposed buildings do not impede flood waters and it is recommended that a flood evacuation plan is produced, and the occupants register with the Agency's Flood Warnings Direct; these elements can be reasonably secured by planning condition. It is therefore considered that the proposed development is acceptable when considering to flood risk, with regard to Policy DM5 of the Local Plan for the Broads

Other issues

- 6.14. The Local Plan for the Broads includes a policy regarding safety by the water under DM46, the proposal is for buildings serving a well established club, therefore requirements for a water safety plan are not considered to be necessary in this case.
- 6.15. The site lies within Dark Skies Zone category 2 and as such any external lighting should be strictly controlled. No lighting is proposed but a planning condition requiring details of any external lighting is proposed.

7. Conclusion

- 7.1. The proposed clubhouse and storage hut at the EACC site opposite Thurne Dyke Windpump is considered to be acceptable in principle taking into account the pattern and type of development at this location. The buildings are of an acceptable design and siting, and the proposed materials are considered suitable. The proposed development would not be detrimental to the landscape appearance both locally and from the wider surrounding area. There would be no adverse impact on designated sites, heritage assets, ecology and biodiversity, flood risk, or the amenity of neighbouring residents. Consequently, the application is considered to be in accordance with Policies DM5, DM11, DM13, DM16, DM21, DM22, DM43, and DM46 of the Local Plan for the Broads, along with the National Planning Policy Framework.

8. Recommendation

- 8.1. That planning permission be granted subject to the following conditions:
- i. Standard time limit
 - ii. In accordance with approved plans
 - iii. Large scale joinery sections of windows and doors
 - iv. Details of landscaping/native species planting

- v. Provision of bird box and bat box
- vi. Details of water entry strategy and flood evacuation plan
- vii. Registration with flood warnings from the Environment Agency
- viii. Removal of wood pile with ecologist present
- ix. No external lighting without agreement in writing
- x. Use for water sports base only, not for any habitable or overnight accommodation
- xi. All construction personnel, materials, and equipment shall only be delivered to/collected from the site by river
- xii. Removal of existing structures prior to first use of approved buildings

9. Reason for recommendation

- 9.1. The proposal is considered to be in accordance with Policies DM5, DM11, DM13, DM16, DM21, DM22, DM43, and DM46 of the Local Plan for the Broads, and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

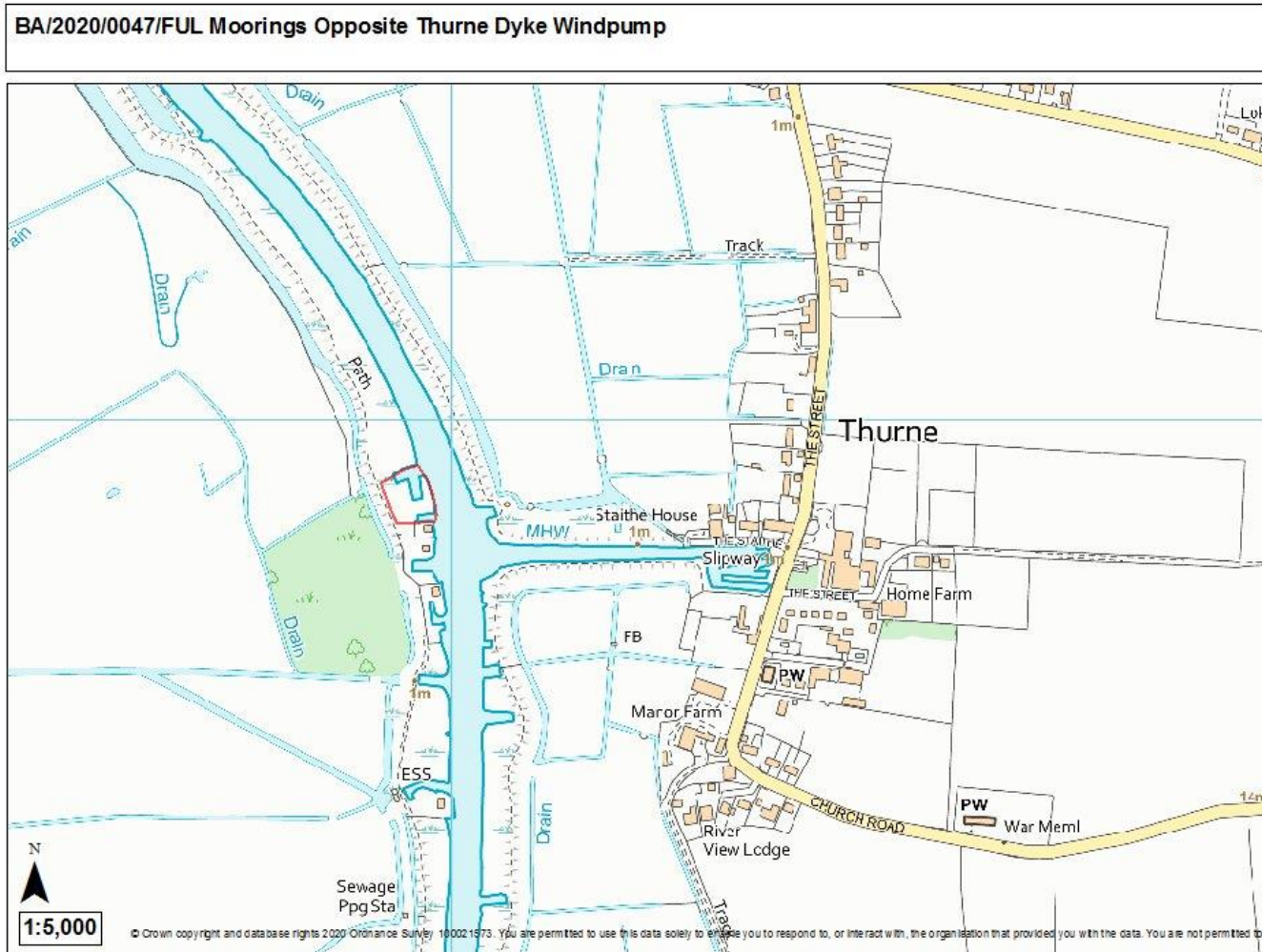
Author: Nigel Catherall

Date of report: 07 May 2020

Background papers: Application File BA/2020/0047/FUL

Appendix 1 – Location map

Appendix 1 – Location map



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Planning Committee

29 May 2020

Agenda item number 10

Enforcement Update 29 May 2020

Report by Head of Planning

Summary

This table shows the monthly updates on enforcement matters. The financial implications of pursuing individual cases are reported on a site by site basis.

Recommendation

That the report be noted.

Committee date	Location	Infringement	Action taken and current situation
31 March 2017	Former Marina Keys, Great Yarmouth	Untidy land and buildings	<ul style="list-style-type: none"> Authority granted to serve Section 215 Notices. First warning letter sent 13 April 2017 with compliance date of 9 May. 26 May 2017: Some improvements made, but further works required by 15 June 2017. Regular monitoring of the site to be continued.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Monitoring 15 June 2017. Further vandalism and deterioration. • Site being monitored and discussions with landowner. • Landowner proposals unacceptable. Further deadline given. • Case under review. • Negotiations underway. • Planning Application under consideration December 2018. • Planning application withdrawn and negotiations underway regarding re-submission. • Works undertaken to improve appearance of building. • Revised planning application submitted 1 April 2019. • Planning Committee 19 July 2019: Resolution to grant planning permission • Arson at building, with severe damage 18 August 2019. • Discussions around securing building and partial demolition 19 August 2019 • Pre-demolition surveys almost completed and works commence thereafter 24 October 2019 • Works underway to secure and commence agreed demolition. 16 December 2019.

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> • Site now sold. New landowner intends to build out with some amendments to be agreed. • New owner asked to demolish building as does not propose conversion 12 February 2020 • Application received to demolish building (and other amendments to scheme) 20 February 2020 • Application under consideration
14 September 2018	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravans	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the removal of unauthorised static caravans on land at the Beauchamp Arms Public House should there be a breach of planning control and it be necessary, reasonable and expedient to do so. • Site being monitored. • Planning Contravention Notices served 1 March 2019. • Site being monitored 14 August 2019 • Further caravan on-site 16 September 2019 • Site being monitored
8 November 2019	Blackgate Farm, High Mill Road, Cobholm	Unauthorised operational development – surfacing of site,	<ul style="list-style-type: none"> • Delegated Authority to Head of Planning to serve an Enforcement Notice, following liaison with the landowner at Blackgate Farm, to explain the situation and action.

Committee date	Location	Infringement	Action taken and current situation
		installation of services and standing and use of 5 static caravan units for residential use for purposes of a private travellers' site.	<ul style="list-style-type: none"> • Correspondence with solicitor on behalf of landowner 20 November 2019. • Correspondence with planning agent 3 December 2019 • Enforcement Notice served 16 December 2019, taking effect on 27 January 2020 and compliance dates from 27 July 2020. • Appeal against Enforcement Notice submitted 26 January 2020 with a request for a Hearing. • Appeal start date awaited
6 March 2020	Ditchingham Maltings, Pirnhow Street, Ditchingham	Non compliance with conditions covering landscaping and maintenance and failure to comply with Breach of Condition Notice.	<ul style="list-style-type: none"> • Authority granted to commence prosecution proceedings in the absence of prompt, adequate and sustained progress towards resolving the issues on site • Application submitted to vary approved landscaping plan to reflect on-site planting, plus additional planting. 5 March 2020 • Operator advised that process of engaging contractor underway. 29 April 2020

Author: Cally Smith

Date of report: 13 May 2020

Planning Committee

29 May 2020

Agenda item number 11

Two Tree Preservation Orders: Station Road, Hoveton and Nicholas Everitt Park, Oulton Broad

Report by Historic Environment Manager

Summary

It is proposed that at Planning Committee on 29 May 2020 members are provided with virtual site visits for two sites where provisional Tree Preservation Orders (TPOs) have been served. It is the Authority's practice for Members to undertake a site visit prior to confirming a TPO where there has been an objection raised. The sites are:

- 1) The Waterside Rooms, Station Road, Hoveton: Two provisional TPOs have been served on a Norway maple and an alder. Objections from the landowner have been received.
- 2) Nicholas Everitt Park, Bridge Road, Oulton Broad, Lowestoft: Two provisional TPOs have been served in Oulton Broad. Both are on Corsican pine trees in Nicholas Everitt Park. Objections from the landowner have been received.

Recommendation

That Members of the Planning Committee undertake virtual site visits on the 29th May and that the provisional TPOs are then taken to the next Planning Committee on 26th June 2020 for consideration.

1. Introduction

- 1.1. As part of its obligation as a Local Planning Authority (LPA), the Broads Authority is required to serve Tree Preservation Orders (TPOs) on trees which are considered to be of amenity value and which are under threat. There are criteria set out in The Town and Country (Tree Preservation) (England) Regulations) 2012 against which a tree must be assessed in order to determine whether it meets the threshold for protection.
- 1.2. This report explains how this process has been carried out in respect of two trees at the Waterside Rooms, Hoveton (BA/2020/0002/TPO) and two trees at Nicholas Everitt Park, Oulton Broad (BA/2020/0001/TPO).

2. Tree Preservation Order procedure

- 2.1. There are two prerequisites which must be met for a tree to be considered for protection through a TPO. Firstly, the tree must be of amenity value, and secondly it must be under threat. There are many trees in the Broads (and elsewhere) which are of sufficient amenity value to qualify for TPO status, but which are not protected as they are not under threat. The TPO process is not a designation like, for example, a Conservation Area which is made following an assessment of particular character, but is effectively a response to a set of circumstances.
- 2.2. Typically, the consideration of a tree for a TPO designation will arise in connection with a development proposal, either through a formal planning application or a pre-Planning application discussion. At a site visit or when looking at photos or other visual representation, a case officer will see there is a tree on the site which is potentially of amenity value and under threat from the proposed development and this will trigger the TPO process. The case officer will consult the Authority's arboricultural adviser and he will visit the site and make an assessment of the tree under the 2012 Regulations. If the tree is considered to meet the criteria in the Regulations then a provisional TPO will be served.
- 2.3. After a provisional TPO has been served there is a consultation period, which gives the opportunity for the landowner and other interested parties to comment on it.
- 2.4. The Regulations require that a provisional TPO must be formally confirmed by the LPA within 6 months of it being served; if it is not confirmed then it will lapse automatically.
- 2.5. The Authority's scheme of delegation allows provisional TPOs to be served under delegated powers and for noncontroversial TPOs (i.e. where no objections have been received) to also be confirmed by officers under delegated powers.
- 2.6. The Authority's practice, however, has been for all TPOs to be brought before the Planning Committee for confirmation. Where an objection has been received as part of the consultation process the practice has been for Members to undertake a site visit to view the tree prior to making a decision on the confirmation.

3. Two Potential Tree Preservation Orders at Hoveton

Site at The Waterside Rooms, Station Road

- 3.1. The subject trees are a Norway maple and an alder.
- 3.2. The first site is located at the Waterside Rooms, Station Road in Hoveton and comprises land to the north of the premises of the former Waterside Room PH. The premises are a detached building, unoccupied for 20 years, which was the subject of a Section 215 Notice requiring remedial and cosmetic works in 2018. Located between Station Road and the Bure, the site has river front to the south-west and a narrow strip of curtilage facing the public highway to the north-east.

- 3.3. Within the northern curtilage are the two trees under consideration. One is a Norway maple and the second a smaller alder. Both make a significant contribution to the street scene, particularly because there are few other trees along this stretch. The leaseholders have submitted a draft scheme for the redevelopment of the site, which includes buildings right up to the back of the public footpath; this would necessitate the removal of the trees.
- 3.4. On 31 January 2020 a provisional TPO was served on the tree. This must be confirmed by 31 July 2020.
- 3.5. On 20 February 2020 a letter objecting to the TPOs was received on behalf of the leaseholder of the site. The grounds of the objection are that the trees are not of amenity value and, further, that they are not under threat as the leaseholder does not intend to remove them.
- 3.6. At the meeting of the Planning Committee on 6 March 2020 Members received a report on the above provisional TPOs and resolved to undertake a site visit. Due to the Coronavirus pandemic the site visit did not take place.

4. Two Potential Tree Preservation Orders at Oulton Broad

Site at Nicholas Everitt Park, Bridge Road, Oulton Broad, Lowestoft

- 4.1. The subject trees are two mature Corsican pines located within Nicholas Everitt Park which is within the Oulton Broad Conservation Area. The trees are located to the south-east of the swimming pool in relatively close proximity to the eastern entrance to the park on Bridge Road. The owners wish to fell the trees to 10-12 metres from ground level.
- 4.2. On 16 January 2020 a provisional TPO was served on the trees. This must be confirmed by 16 July 2020.
- 4.3. On 4 March 2020 a letter objecting to the TPO was received from Oulton Broad Parish Council who own the park. The grounds of the objection include the size of the trees and the constrained area in which they sit, concerns about their future stability and potential damage should they fall in an uncontrolled manner, that although they contribute to the general ambience they are some way from 'The Avenue' and the main park area and are seen within the context of more than 28 other pines within the park. Also that the trees cast needles which produce acidic ground conditions which are not conducive to other planting. They also state that proposals to enhance the park, including the implementation of a planting plan and proposals for the derelict pool are being impeded by the trees.

5. Next steps

- 5.1. The Authority's practice is for the Planning Committee to undertake a site visit before confirming any TPO where an objection has been received as part of the consultation

process. Given the Government's requirement for social distancing and restrictions on movement due to the Coronavirus pandemic, however, it is not currently possible for the Planning Committee to undertake a visit to the site. It is unknown when the restrictions will be sufficiently relaxed to allow such a visit and, in the meantime, the TPOs must be confirmed by 31 July 2020 in respect of Hoveton and 16 July 2020 in respect of Oulton Broad. If they are not formally confirmed by these dates they will lapse.

- 5.2. It is the practice of the Authority to append a Statement of Case, setting out the representations made and the Authority's response so that Members are clear on the issues to be considered. Statements of Case for each site are attached as appendices.
- 5.3. The Planning Committee will be provided with a 'virtual' site visit that will enable them to see the trees within their context. Members are also welcome to familiarise themselves with the two sites through on-line mapping and images.
- 5.4. A further report will be presented to the 26 June 2020 meeting of the Planning Committee with recommendations for consideration regarding the confirmation of the TPOs.

6. Recommendation

- 6.1 That Members receive a virtual site visit tour of the two sites which have been the subject of the provisional TPOs.

Author: Kate Knights

Date of report: 15 May 2020

Background papers: TPO file: Station Road, Hoveton BA/2020/0002/TPO and Nicholas Everitt Park, Oulton Broad BA/2020/0001/TPO

Appendix 1 –Statement of Case and location map: Station Road Hoveton

Appendix 2 –Statement of Case and location map: Nicholas Everitt Park, Oulton Broad

Appendix 1 – Statement of Case – Provisional TPO at Station Road, Hoveton

1. Introduction

- 1.1. It is the Authority's practice to provide Members with a Statement of Case, outlining the issues under consideration.
- 1.2. A single objection has been raised to the provisional TPO.
- 1.3. As well as the points raised by the objector and the Authority's response which are set out in the table below, there are other considerations. The trees are early mature trees and as such will have some longevity of life; they are considered to contribute to the visual amenity of the area and are therefore of benefit to the general public; the trees increase resilience to climate change and improve air quality in the area, aid biodiversity and encourage wildlife.

2. Representations and responses

- 2.1. The issues raised by the objector and the Broads Authority's Tree Consultant's response are set out below:

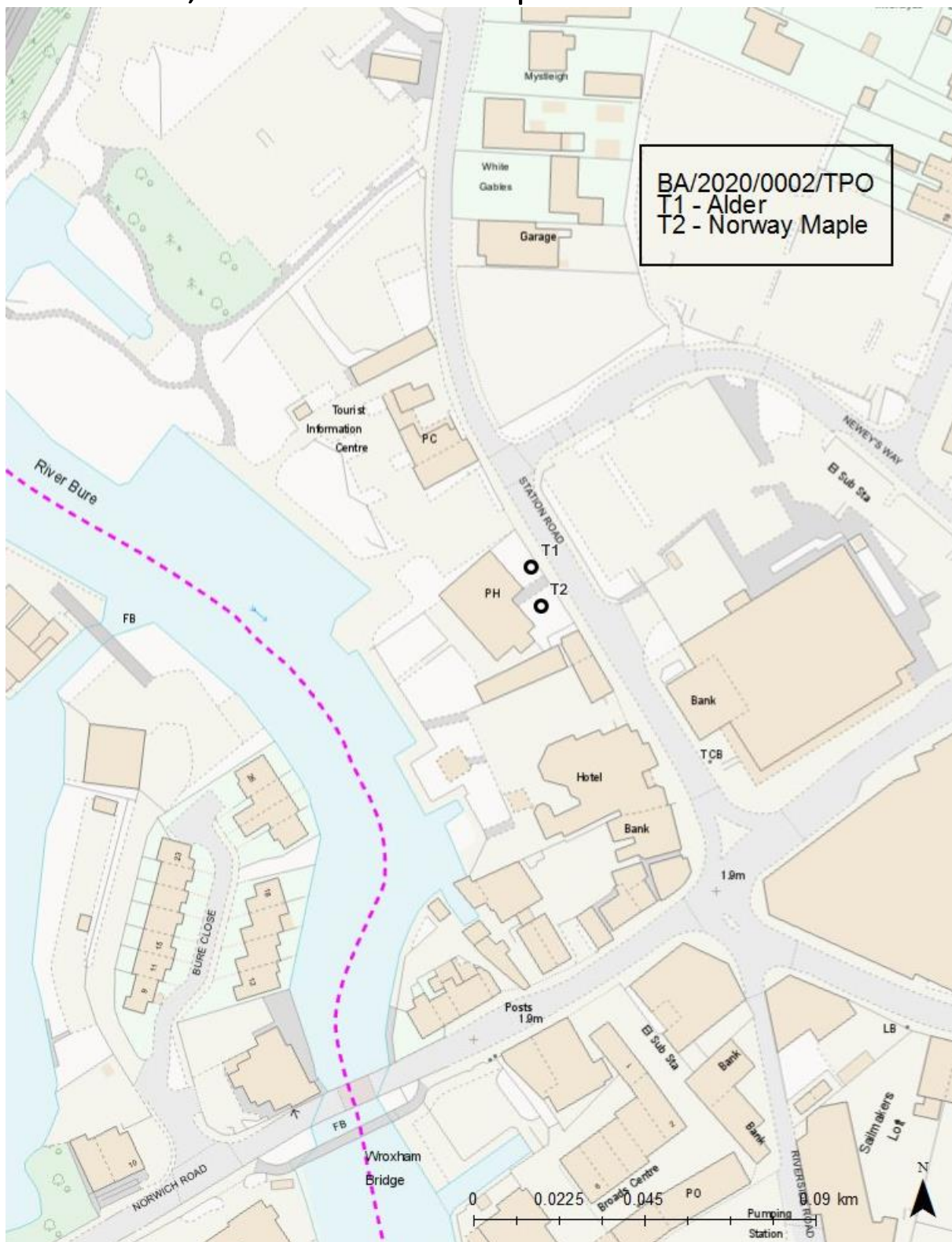
No.	Representation	Response
1.	The trees are not of significant amenity value and have limited visual amenity	The trees have high public visual amenity as an integral part of the street scene close to the centre of the village and central car park.
2.	No real threat to the trees as a request by Walsingham Planning for information was incorrectly and inappropriately deemed to signify the owners wish to remove the trees, therefore the TPO is unjustifiable as the trees are not and never have been under threat of being pruned or felled.	With regards the potential threats to the trees, this is not quite correct. As part of the previous planning application BA/2018/0349/FUL the trees were surveyed as part of an Arboricultural Impact Assessment and associated report by Wharton Natural Infrastructure Consultants (24 th September 2018). The trees, a Norway Maple and Alder, were identified as trees T8 & T10 respectively and are clearly shown as being removed to allow the proposed development. As stated in the letter of objection the application was later withdrawn following the objections from the Landscape Officer. However, this left the trees open to removal without restriction as the trees are neither protected by a Conservation Area, Tree Preservation Order or

No.	Representation	Response
		planning condition. This did highlight the fact that these trees were not protected.
3.	The serving of the TPO provides development constraints that restrict the viability of the site in terms of future development.	This is somewhat at odds with the previous reason for objection and in many ways undermines it. It is clear that in order to facilitate future development the preference would be to remove such constraints, namely; the trees. This clearly constitutes a threat to the trees.
4.	The trees were assessed by Wharton Natural Infrastructure Consultants as part of the previous application and were categorised as Category B trees in line with BS5837:2012, namely early mature trees of moderate value.	Within BS5837:2012 Constraints are required to be shown for Category A, B & C trees, however it is commonly accepted amongst the arboricultural community that Category A & B trees are those which should be deemed a constraint to development and retained accordingly. These two trees are two of eight category A or B tree amongst the thirty seven trees and one group surveyed on the site and therefore are deemed to be of significance by the Project Arboriculturalist as well as the Broads Authority.
5.	The expediency of the TPO is questionable in relation to the following A) Visibility - The trees are insufficiently visible within the wider context to justify the TPO.	As can be seen from the images the tree are clearly visible from both Bridge Street and along Station Road where they overhang both the footpath and highway. It is therefore difficult to see how the trees can be said to not be significant or visible.
6.	B) Impact – The trees are not of any particular importance or value with limited potential. Not of historic or cultural value and have no particular relationship to the landscape and do not contribute to a Conservation Area as they are not in the Conservation Area.	Once again, as can be seen from the images the trees are early mature specimen that do have considerable growth potential. Whilst not of historic value they do contribute significantly to the public visual amenity of Station Road and therefore have some cultural value.

No.	Representation	Response
7.	C) Other Factors – The trees aren't important for any other reason, they do not have any conservation value or respond to climate change.	<p>Obviously we must disagree here as all trees, especially within urban areas provide the following to name but a few:</p> <ul style="list-style-type: none"> • They produce oxygen • They absorb and sequester carbon dioxide, helping to mitigate global climate change • They absorb excess stormwater runoff and many of the pollutants it contains, helping to improve water quality and reduce flooding • They provide shade in the summer and insulation from winter winds, reducing energy use for air conditioning and heating • They help settle, trap, and hold particulate pollutants such as dust, ash, pollen, and smoke, benefitting air quality <p>They soften and beautify the urban landscape</p>

- 2.2. Members should consider this Statement of Case when carrying out the virtual site visit and when considering whether to confirm the TPO.

Station road, Hoveton location map



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Appendix 2 – Statement of Case – Provisional TPO at Nicholas Everitt Park, Oulton Broad

1. Introduction

- 1.1. It is the Authority's practice to provide Members with a Statement of Case, outlining the issues under consideration.
- 1.2. A single objection has been raised to the provisional TPO.
- 1.3. As well as the points raised by the objector and the Authority's response which are set out in the table below, there are other considerations. The trees are mature trees that it would be beneficial to retain; they contribute to the visual amenity of the area and are therefore of benefit to users of the park and other local residents; the trees increase resilience to climate change and improve air quality in the area, aid biodiversity and encourage wildlife.

2. Representations and responses

- 2.1. The issues raised by the objector and the Broads Authority's Tree Consultant's response are set out below.

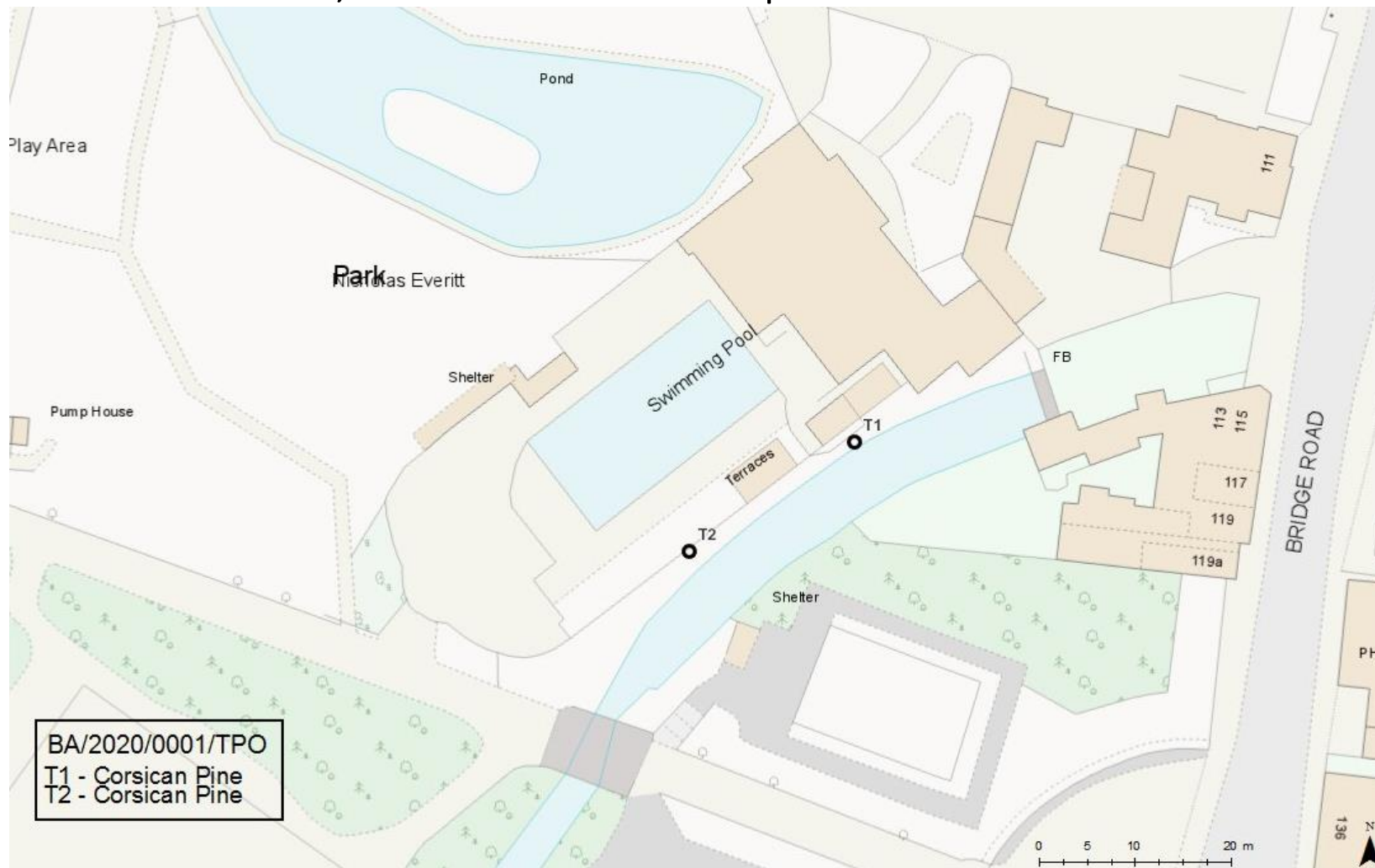
No.	Representation	Response
1.	The trees are causing structural damage to the boundary wall of the swimming pool	This has been considered and as there is a programme of redevelopment and restoration of the specific area in question, it is the Authority's opinion that with the correct input from a suitably experienced Engineer and Arboriculturist, the trees and buildings could co-exist without future detriment to either.
2.	The trees are causing structural damage to the boundary wall of the swimming pool	This has been considered and as there is a programme of redevelopment and restoration of the specific area in question, it is the Authority's opinion that with the correct input from a suitably experienced engineer and Arboriculturist the trees and buildings could co-exist without future detriment to either.
3.	The trees are causing cracking and associated seepage of the swimming pool	It is believed that the pool is to be infilled thereby negating this issue. However, if incorrect with the correct input from a suitably experienced engineer and Arboriculturist the trees and buildings could co-exist without future detriment to either.

No.	Representation	Response
4.	The pool and amusements are suffering from needle droppings from the Pines	Unfortunately, whilst irritating the public, visual amenity provided by these historic trees is considered such that the time and effort required to remove/clear up the needles is considered a small burden to bear for such benefits.
5.	Trees are growing in a restricted area and doing increasing damage	As with 6.1 & 6.2 this has been considered and as there is a programme of redevelopment and restoration of the specific area in question, with the correct input from a suitably experienced engineer and Arboriculturalist the trees, sheet piling and buildings could co-exist without future detriment to either
6.	An above ground sewage pipe is at risk should the trees come down.	Given the present condition of the trees, there is no present foreseeable risk of their failure and therefore this is not considered relevant at this stage. Should the trees ever become a risk to those using the park then the Broads Authority will work with the Trustees to take the necessary action to make the trees safe.
7.	The pine needles prevent growth of potential new plants to hide sheet piling	<p>Whilst the needles are deemed to be allopathic, there are a number of plants that can be planted and thrive below pine trees such as; Creeping wintergreen. A densely growing evergreen plant. Bugleweed (purple flowers). Sweet woodruff (white flowers in spring).</p> <p>Some of the classical groundcover will also grow under pines but perhaps not as well: Pachysandra (<i>Pachysandra terminalis</i>) Vinca (<i>Vinca minor</i>)</p> <p>You can also try the following plants which are not usually considered to be "groundcover" but can, in fact serve that purpose if planted closer together than usual.</p> <p>Wintercreeper A spreading shrub. Wild ginger or Ferns. Various ferns will grow under these conditions, such as, Hay-scented fern, Royal fern, Lady fern and Oak fern .</p>

No.	Representation	Response
8.	Due to their position the trees are not directly approachable as are other trees within the park.	Whilst true, due to their position, this does not affect the fact that the trees are highly visible and an integral part of the park's skyline landscape.
9.	The trees are obscured from the north east by pre-existing structures	The trees are obscured from all sorts of points within and around the park, however they do contribute significantly to the visual amenity of the park as an integral and historic part of the treescape and general landscaping
10.	The general park-scape comprises many facets including other young and mature trees all of which beckon away from the position of these two trees	As before, the trees are one small, but important, element of the Parks landscaping and contribute in a positive way towards the parks historic and visual amenity
11.	There is an ongoing process of identifying and marking all trees within the Park and producing a tree planting and management plan.	This is very encouraging and a positive move by the Trustee with regards the ongoing management of the Parks tree stock. To date, The Broads Authority has not seen this but will obviously encourage and promote, where possible, the future tree planting in the park.
12.	There is an ongoing new planting programme under the guidance of the New Trustees	As above, this is very encouraging and a positive move by the Trustees with regards the ongoing management of the Park's tree stock. To date, The Broads Authority has not seen this but will obviously encourage and promote, where possible, the future tree planting in the park.

- 2.2. Members should consider this Statement of Case when carrying out the virtual site visit and when considering whether to confirm the TPO.

Nicholas Everitt Park, Oulton Broad location map



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Planning Committee

29 May 2020

Agenda item number 12

TPO report: The Firs, Brimbelow Road, Hoveton

Report by Historic Environment Manager

Summary

It is proposed that Members are provided with a virtual site visit for a provisional Tree Preservation Order (TPO) that has been served on a Scots pine at The Firs, Brimbelow Road, Hoveton. It is the Authority's practice for Members to undertake a site visit prior to considering a TPO where there has been an objection raised. The landowner has raised an objection.

At Planning Committee on 6 March 2020 it was agreed that a site visit should be held on 26 March 2020. However due to social distancing requirements since the outbreak of Coronavirus this was postponed and will now be replaced with this virtual site visit.

Recommendation

It is proposed that following the virtual site visit, Members consider whether to confirm the TPO. The Authority's recommendation is that it is not confirmed.

1. Background

- 1.1. As part of its obligation as a Local Planning Authority (LPA), the Broads Authority is required to serve Tree Preservation Orders (TPOs) on trees which are considered to be of amenity value and which are under threat. There are criteria set out in The Town and Country (Tree Preservation) (England) Regulations) 2012 against which a tree must be assessed in order to determine whether it meets the threshold for protection.
- 1.2. This report explains how this process has been carried out in respect of a Scots pine tree at The Firs, Brimbelow Road, Hoveton (BA/2019/0002/TPO).
- 1.3. The site at The Firs, Brimbelow Road, Hoveton sits on the west side of Brimbelow Road. The site was redeveloped with a two bedroom holiday chalet (BA/2013/0326/FUL and renewed permission BA/2014/0344/FUL). As part of the initial assessment of the site, the Scots pine was identified as being of high visual amenity and landscape value and potentially under threat from the works so a provisional TPO was served in 2014 to ensure that the tree was retained.

- 1.4. As building work proceeded, the risk to the tree was re-assessed and consequently the TPO was not confirmed, although conditions were attached to the permission to ensure the retention of the tree.
- 1.5. During subsequent discussions between the Authority's tree consultant and the site owner in 2019, it became clear that the tree was again under threat. A provisional TPO was served due to the tree's contribution to the amenity of the local area.
- 1.6. The Tree Preservation Order will lapse if it is not confirmed by 2 June 2020.

2. Tree Preservation Order procedure

- 2.1. There are two prerequisites which must be met for a tree to be considered for protection through a TPO. Firstly, the tree must be of amenity value, and secondly it must be under threat. There are many trees in the Broads (and elsewhere) which are of sufficient amenity value to qualify for TPO status, but which are not protected as they are not under threat. The TPO process is not a designation like, for example, a Conservation Area which is made following an assessment of particular character, but is effectively a response to a set of circumstances.
- 2.2. Typically, the consideration of a tree for a TPO designation will arise in connection with a development proposal, either through a formal planning application or a pre-Planning application discussion. At a site visit or when looking at photos or other visual representation, a case officer will see there is a tree on the site which is potentially of amenity value and under threat from the proposed development and this will trigger the TPO process. The case officer will consult the Authority's arboricultural adviser and he will visit the site and make an assessment of the tree under the 2012 Regulations. If the tree is considered to meet the criteria in the Regulations then a provisional TPO will be served.
- 2.3. After a provisional TPO has been served there is a consultation period, which gives the opportunity for the landowner and other interested parties to comment on it.
- 2.4. The Regulations require that a provisional TPO must be formally confirmed by the LPA within 6 months of it being served; if it is not confirmed then it will lapse automatically.
- 2.5. The Authority's scheme of delegation allows provisional TPOs to be served under delegated powers and for noncontroversial TPOs (i.e. where no objections have been received) to also be confirmed by officers under delegated powers.
- 2.6. The Authority's practice, however, has been for all TPOs to be brought before the Planning Committee for confirmation. Where an objection has been received as part of the consultation process the practice has been for Members to undertake a site visit to view the tree prior to making a decision on the confirmation. At the meeting of the Planning Committee on 6 March 2020 Members received a report on this provisional TPO following an objection to it and it was resolved to undertake a site visit on 26 March 2020. Due to the Coronavirus pandemic the site visit did not take place.

3. Update

- 3.1. Subsequent to the 6 March meeting, the Authority's tree consultant has revisited the site. At this visit it became clear that there has been some recent movement to the tree, causing significant new cracks and deformation of the adjoining road surface. This has taken place since the last visit in the autumn of 2019. It is not known what has caused this, but it is noted that there have been exceptionally high water levels over the winter.
- 3.2. It has been necessary to review the assessment of the tree in light of this and, whilst it is the case that the tree continues to make a positive environmental contribution and has sufficient amenity value to support its continued protection by the confirming of the TPO, the new cracking at the base of the tree must be taken into account. With the structural integrity of the tree's rootplate now in question it would be unwise to confirm the TPO as its retention may not be the most appropriate option for the future.
- 3.3. In accordance with the Authority's practice, it is recommended that Members undertake the virtual site visit to view the tree and then make a decision on the confirmation of the provisional TPO.
- 3.4. Given the Government's requirement for social distancing due to the Coronavirus pandemic, this will be a 'virtual' site visit that will still enable Members to see the tree within its context, including being able to view the recent cracking.

4. Recommendation

- 4.1. Given the altered circumstances, it is recommended that the provisional Tree Preservation Order at The Firs, Brimbelow Road, Hoveton is not confirmed.

Author: Kate Knights

Date of report: 18 May 2020

Background papers: TPO BA/2019/0002/TPO file

Appendix 1 – Location Map

Appendix 1 – Location map



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Planning Committee

29 May 2020

Agenda item number 13

Prior Approval application BA/2020/0042/CUPA Norfolk Broads Direct Ltd, First Floor 3 Church Road, Hoveton

Report by Head of Planning

Summary

An application was submitted under the Prior Notification provisions for Prior Approval for a proposed change of use of the first floor of building from Office Use (Class B1(a)) to a single dwellinghouse (Class C3). A Member of the Authority is a Director of the applicant company

Recommendation

That the report be noted.

1. Background

- 1.1. There is provision within the planning legislation for certain types of specified development to take place without the need for planning permission. This is done under what is known as 'permitted development rights' and conditions usually apply. There is a wide range of 'permitted development rights'.
- 1.2. In order to be eligible for these permitted development rights, each 'Class' specified in the legislation has associated limitations and conditions that proposals must comply with. One such condition on certain classes of permitted development is the need to submit an application to the Local Planning Authority (LPA) to determine if its 'Prior Approval' will be required. This allows the LPA to consider the proposals, their likely impacts in regard to certain factors (e.g. transport and highways) and how these may be mitigated.
- 1.3. The Prior Approvals process is a technical one, with the factors that an LPA can and must consider set out in the statutory instrument.
- 1.4. Work must not commence on the development until the LPA has issued its determination, or the time period for it to do so has expired. Unlike for other types of planning application, there is no provision within the Prior Approval process for an LPA to request an extension of time if it cannot make a decision within the prescribed

period. The LPA must make a determination within 56 days and if it does not then the application lapses and the permission is automatically granted.

- 1.5. At the beginning of the Coronavirus outbreak in March, concerns were raised nationally about the ability of LPAs generally to continue to determine planning applications when offices were closed, strict social distancing was in force and only essential travel was permitted. In particular, there was concern about Prior Approval applications being permitted by default where LPAs were unable to undertake the required considerations within the statutory timescales.
- 1.6. Accordingly, on 23 March the Government's Chief Planner gave the following advice:

"We recognise that there may be circumstances where a local planning authority is unable to consider a permitted development prior approval application within the deemed consent period. It remains important to prioritise these so important economic activity can continue. In these exceptional circumstances the authority can, if necessary, seek to agree an extended approval date with the applicant. Where agreement cannot be reached an authority may need to consider whether prior approval is refused if the application cannot be considered with the requisite attention."

2. The timeline of the Prior Approval application

- 2.1. On 19 February 2020 a Prior Approval application was validated at 3 Church Road, Hoveton. The proposal was to convert the first floor of the building, which had been used as an office, to a residential flat and the application was made under Class O of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The determination deadline was 15 April 2020.
- 2.2. The application was made on behalf of Norfolk Broads Direct Ltd, of which James Knight is a Director. The Authority's adopted Scheme of Delegation requires a planning application to be considered by Planning Committee where a member is an applicant or is involved in an application. The application was therefore scheduled for consideration at the 3 April 2020 meeting.
- 2.3. On 17 March, in response to the developing Covid-19 crisis, the Broads Authority cancelled the 3 April meeting of the Planning Committee. The next Planning Committee was scheduled for 1 May 2020.
- 2.4. In response to this, on 3 April 2020 the case officer requested an extension of time for the Prior Approval application to allow the application to be considered at the meeting of the Planning Committee on 1 May 2020. Agreement to the extension of time to 8 May 2020 was given on 3 April 2020.
- 2.5. On 10 April, the Broads Authority cancelled the 1 May meeting of the Planning Committee. The next Planning Committee was scheduled for 29 May 2020.

- 2.6. In response to this, on 15 April the case officer requested a further extension of time to allow the application to be considered at the meeting of the Planning Committee on 29 May. The agreement to the further extension of time until 5 June 2020 was given on 15 April 2020.
- 2.7. Meanwhile, in an effort to address the delay in decision making on planning applications resulting from the cancelled meetings, officers proposed the introduction of emergency delegated powers to allow some applications which would otherwise have been considered by Planning Committee to be dealt with by officers. The principle of this was agreed with the Chairs and Vice Chairs of both the Authority and the Planning Committee. The scheme required that all members of the Planning Committee would need to agree the use of delegated powers in every case.
- 2.8. On 17 April the Chief Executive proposed in a briefing paper to Members that a number of planning applications, including this Prior Approval proposal, be dealt with under delegated powers. By the 24 April 2020, the deadline for comments on this from members, objections had been received from four members, including James Knight. The application was therefore scheduled for consideration at the 29 May 2020 meeting.
- 2.9. On 6 May a request was received from the agent on behalf of the applicant that the extension of time to 5 June 2020 was withdrawn; this was followed up by a formal written request on 13 May 2020.

3. Effect of the withdrawal of the extension of time

- 3.1. It is the case, as detailed at 2.3 above, that there is no formal legal provision for an LPA to request an extension of time for a Prior Approval. As there is no formal provision for it to be requested, then, equally, there is no formal provision by which an LPA can refuse to allow it to be withdrawn – it is done in effect by agreement and that agreement can be withdrawn.
- 3.2. The withdrawal of the extension of time means that the LPA does not have the option to determine the Prior Approval application as the deadline for the decision was 15 April. The proposal is therefore approved under the lapse provisions.
- 3.3. The purpose of this report is to place a record of the decision-making process in the public domain for transparency as the applicant is a Member.

4. Conclusion and recommendation

- 4.1. An application for Prior Approval must be determined within 56 days or the application lapses and the development is automatically allowed. The Authority was unable to determine this matter at Planning Committee in accordance with its usual procedure as the relevant Committees were cancelled due to Covid-19. The agreement for an extension of time given on 3 April and then 15 April was withdrawn on 13 May 2020. Furthermore, the Authority has been unable to secure agreement from members to determine it under the emergency delegated powers provision.

- 4.2. The application lapsed on 15 April 2020 without a formal determination so the proposal is permitted by default.
- 4.3. It is recommended that this is noted and this is placed on the file as a record of the decision making.

Author: Cally Smith

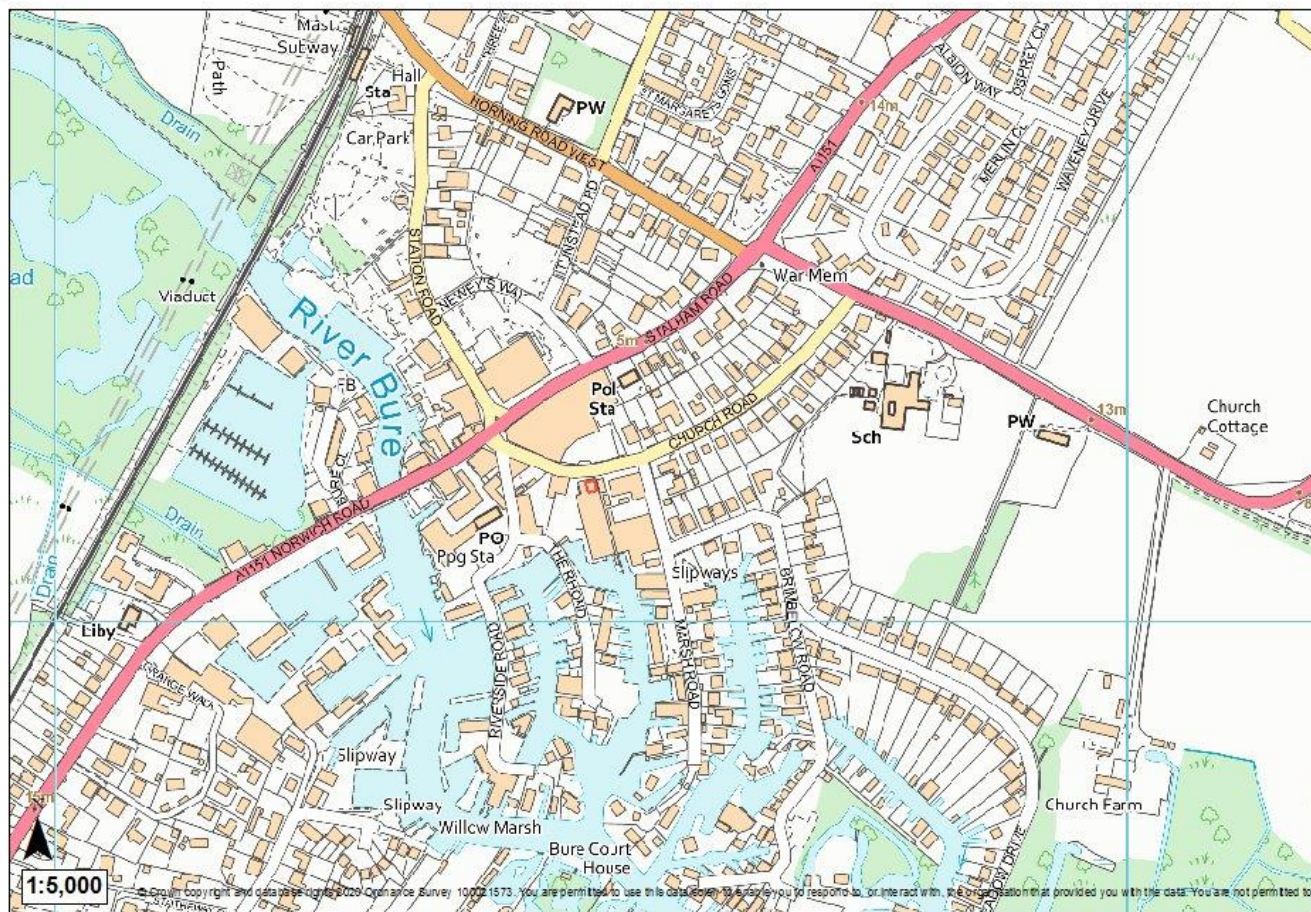
Date of report: 14 May 2020

Background papers: Application file BA/2020/0042/CUPA

Appendix 1 – Location map

Appendix 1 – location map

BA/2020/0042/CUPA First Floor, 3 Church Road, Hoveton



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Planning Committee

29 May 2020

Agenda item number 14

Customer Satisfaction Survey

Report by Planning Technical Support Officer

Summary

The Broads Authority's Planning Department has recently undertaken its annual Customer Satisfaction Survey which shows a high level of satisfaction with the planning service. This report provides details.

Recommendation

That the report be noted.

1. Introduction

- 1.1. As part of its commitment to best practice in delivery of the planning service, the Broads Authority as Local Planning Authority (LPA) engages regularly with its service users to seek their views on the quality of the service. This occurs annually, although most National Parks undertake this on a two yearly cycle.
- 1.2. This report sets out the results of the engagement in 2020.

2. Customer Satisfaction Survey

- 2.1. The customer satisfaction survey was undertaken by sending a questionnaire to all applicants and agents who had received a decision on a planning application during the period 1st January and 31st March 2020. A total of 43 survey forms or emails were sent out. This is the standard methodology used by all of the National Parks over a given period of time. The contact details used were those submitted on the relevant application form.
- 2.2. As in previous years, the questionnaire asked the recipients to respond and rate the service in respect of the following areas:
 1. Advice prior to, and during, the application process
 2. Communication on the progress of the application
 3. Speed of response to queries
 4. Clarity of the reasons for the decision

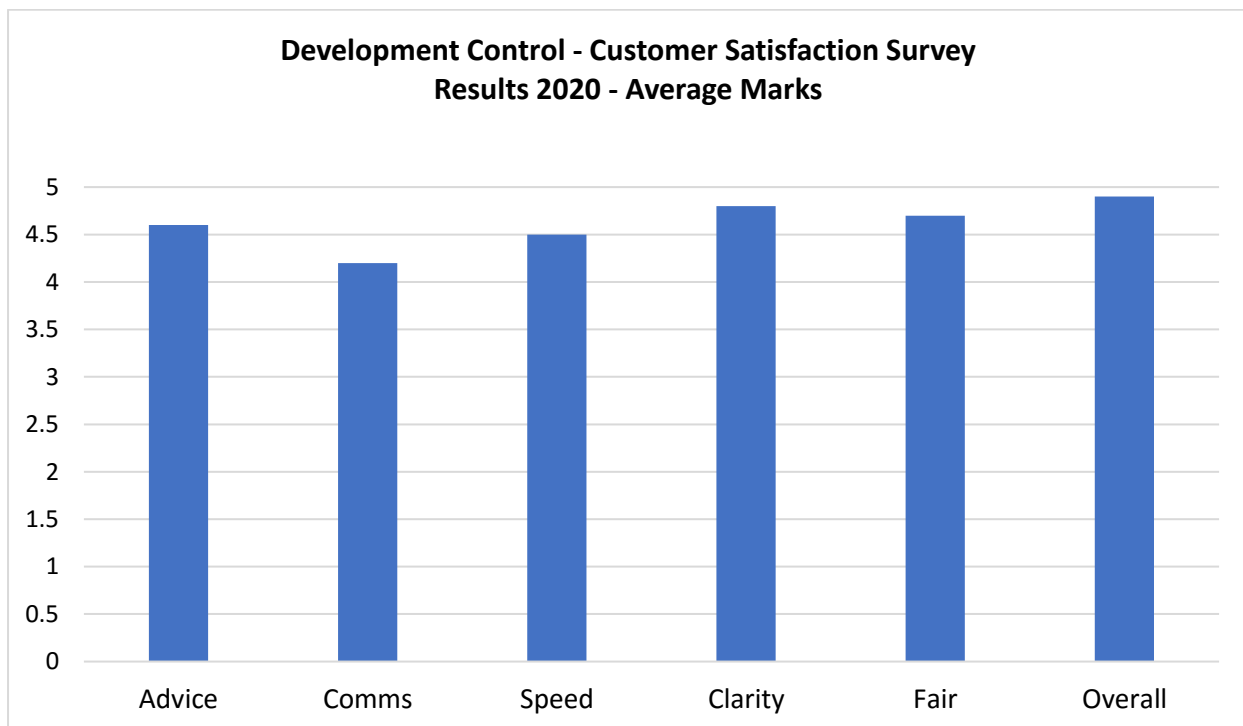
5. Being treated fairly and being listened to
 6. The overall processing of the application
- 2.3. The survey also gave the opportunity for users to rate the service on elements it did well and those which could be improved, as well as giving a general comments section. A copy of the questionnaire is attached at Appendix 1.
- 2.4. Ten responses were received, representing a response rate of 23.3%. This is a slight reduction of 1.3% compared to 2019 (24.6%). This can perhaps be explained by the current Covid-19 lockdown situation as responses were allowed to be submitted up to 24th April. However, the response rate is still considered encouraging and evidence that the online survey has been successful in improving the number of responses received.
- 2.5. In considering the results from the questionnaire and assessing the level of satisfaction, the scoring parameters used are based on information published by Info Quest, a company that specialises in customer satisfaction surveys and analysis. These note that a goal of 100% satisfaction is commendable, but probably unattainable as people tend to be inherently critical and it is practically impossible to keep everyone satisfied at all times. They therefore consider that a customer awarding a score of 4 or above (out of 5) is a satisfied customer. They also note that, on average, any measurement that shows a satisfaction level equal to or greater than 75% is considered exceptional. It should be noted that applicants for all decisions – approvals and refusals were asked to take part in the survey. The scoring parameters are:

% Satisfaction	Qualitative assessment	Comment
75% +	Exceptional	Little need or room for improvement
60% - 75%	Very Good	You are doing a lot of things right
45% - 60%	Good	The level of most successful companies
30% - 45%	Average	Bottom line impact is readily available
15% - 30%	Problem	Remedial actions required
0% - 15%	Serious Problem	Urgent remedial actions required

- 2.6. The questionnaire asked customers to rate the service on a scale of 1 – 5, where 5 was the highest score. The answers from respondents are shown below:

Area	5	4	3	2	1	No answer
Advice	7	2	1	0	0	0
Communications	3	6	1	0	0	0
Speed of response	6	3	1	0	0	0
Clarity of decision	8	2	0	0	0	0
Treated fairly	7	3	0	0	0	0
Overall	9	1	0	0	0	0

- 2.7. Average scores for the questions are shown in the following graph:



2.8. It is noted that 90% of respondents scored the service at either 4 or 5 out of 5 on all aspects, which is a 19% increase on 2019. The overall results are represented under the satisfaction parameters detailed at 2.5 as follows:



2.9. The survey also provided an opportunity for customers to comment on what the planning team did well, and where improvements could be made. These comments are summarised, respectively, below.

2.10. The things that were done well were identified as:

- Good quality, clear and consistent advice
- Helpful pre-application service
- Going above and beyond to achieve a positive outcome
- Swift communication
- Useful feedback on application document requirements

2.11. The areas for improvement were identified as:

- Planning Portal application form is overly-complicated
- More availability of officers for pre-application discussions
- Updates on consultee responses and/or online progress tracker requested
- To avoid requesting reports etc. that incur a financial charge to the applicant if the application is to be refused anyway

2.12. Six of the ten respondents had no suggestions for improvements.

- 2.13. The areas for improvement have been noted for consideration, although it should be noted that the Planning Portal and its forms are beyond the control of the planning team.
- 2.14. The final question on the form sought suggestions on what other improvements could be made more generally, with the question designed to pick up examples of best practice from elsewhere. The majority of responses to this question echoed the previous comments made in the areas for improvement section.
- 2.15. Unlike last year, the majority of the comments were specific individual comments that were likely to be in response to a particular experience or application type. Although this makes the feedback less easy to interpret, it is considered that these comments were mainly ideas of how to further improve the service offered, rather than criticisms of the department's performance.
- 2.16. The results are positive, though some caution should be exercised in interpreting them given the low numbers on which they are based. However, customers who have a bad experience are two to three times more likely to give feedback compared to those who are happy with their experience. Therefore, the low response rate may demonstrate that on the whole customers are broadly satisfied with the service received.

Author: Thomas Carter

Date of report: 06 May 2020

Appendix 1 – Questionnaire for Customers

Appendix 1 – Questionnaire for customers

Customer Satisfaction Survey

Your comments on the Broads Authority's Planning Service.

The Broads Authority is doing a brief survey of people who have submitted planning applications to us and is asking them for their feedback on the quality of service they received. The comments that we receive are really important to help us understand what we do well and what we need to improve. We know these sorts of questionnaires can be time consuming to complete so we have kept it really simple, but if you want to add further details (or even email or telephone with further comments) these would be very welcome.

Thanking you in anticipation of your feedback.

Yours sincerely

Cally Smith
Head of Planning
Broads Authority

T: 01603 756029

E: cally.smith@broads-authority.gov.uk

Please tell us about your overall satisfaction level around:

5 = very good 4 = good 3 = okay 2 = poor.... 1 = very poor

- | | | |
|---|--|-------|
| 1 | The advice and help you were given in submitting your application | _____ |
| 2 | How well you were kept informed of progress on your application | _____ |
| 3 | How promptly we dealt with your queries | _____ |
| 4 | How clearly you understood the reasons for the decision | _____ |
| 5 | Whether you felt you were treated fairly and your views were listened to | _____ |
| 6 | The overall processing of your planning application | _____ |

Please tell us about:

7 Things we did well

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8 Things we could improve

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9 Any other things we could do to improve the service

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Thank you for your time in completing this.

Planning Committee

Heritage Asset Review Group (HARG) Minutes of the meeting held on 06 March 2020

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The meeting commenced at 13.30 following the Planning Committee meeting

Present

Chair - Melanie Vigo di Gallidoro, Harry Blathwayt, Tim Jickells and Bruce Keith.

In attendance

Sandra Beckett – Administrative Officer (Governance), Kayleigh Judson – Heritage Planning Officer, Kate Knights – Historic Environment Manager, Cally Smith – Head of Planning, Marie-Pierre Tighe – Director of Strategic Services.

1. Apologies and welcome

The Chair welcomed everyone to the meeting.

Apologies were received from Julie Brociek-Coulton and Bill Dickson.

2. Declarations of interest and introductions

Members had no other interests to declare other than those already registered.

3. Minutes of HARG meeting held on 06 December 2019

The minutes of the meeting held on 6 December 2019 were received. These had been submitted to the Planning Committee on 10 January 2020.

4. Points of information arising from the minutes

There were no other points of information to report other than the updates at this meeting.

5. Re-appraisals update: Horning and Ludham Conservation Areas

The Historic Environment Manager reported that there had been progress on both Conservation Area re-appraisals.

Ludham Conservation Area re-appraisal

The Historic Environment Manager reported that she and the Heritage Planning Officer had met with the representatives of the parish council on site. The parish council had some concerns about the inclusion of some of the properties in the south east of the site and therefore it had been agreed to remove two of these but still include the cottage. Confusion about some of the mapping was clarified. Other small amendments were made and the parish council was content with the exclusion and inclusion of some of the suggested sites and the proposed boundary which showed the extent of the village. The leaflet would now be prepared for sending out for consultation. It was intended to hold a public meeting on Saturday 21 March 2020 in the St Catherine Room in Ludham and there would be a 5-week consultation period. The comments would be brought back to the Planning Committee with a full report.

Horning Conservation Area re-appraisal

Officers had received some objections to the document from the parish council. They objected to the inclusion of Crabbetts Marsh and any area around the south of Lower Street but did not have objections to the area to be included next to the church. Concerns were expressed about the principle of having a Conservation Area and the benefits to be gained. Officers had attended a parish council meeting which unfortunately had not been as constructive as had been anticipated. The consultation would take place in April and May.

The Historic Environment Manager provided the group with a revised timetable for dealing with the Conservation Area Re-Appraisals.

Consultation Steps	Horning	Ludham
Consultation process and exhibitions in the community	April and May 2020	March and April 2020
Consultation comments collated and appraisal boundary reviewed	June 2020	May 2020
Consideration at HARG	26 June 2020	26 June 2020
Report to Planning Committee for adoption	August 2020	August 2020

The Group noted the report.

6. Quinquennial survey: review programme for 2020 Heritage at Risk

The Historic Environment Manager reported on the progress on the Quinquennial survey. There were 270 listed buildings on the register at present. The aim was to carry out surveys of 5 buildings per month. She and the Heritage Planning Officer had already started the survey and visited 24 buildings on the register so far. These were in Beccles, Bungay and Ludham. The Authority would be adopting a new recording system and copies of the sheets would be brought to the Group for information.

It was clarified that most of the initial survey work examined the external part of the building but it was the intention to engage directly with the owners.

7. Listed building issues: Heronby

The Historic Environment Manager reported that she had spoken to officers in Historic England. A report was to be presented to their management and the Authority was likely to be informed of the decision within the next two weeks.

8. Red Telephone Box removal update

The Heritage Planning Officer reported that in light of the comments at the last meeting, the Authority had lent its support to Hickling Parish Council for the retention of the red telephone box. BT had since informed the parish council that they would retain the box and the service to it. The parish council was pleased with the outcome. A Member stated that Hickling Parish Council wished to include a defibrillator within the box.

BT had made the Authority aware of their changes in the process for consultation. They would no longer consult the National Parks including the Broads Authority directly, but would be requesting that the Local Authorities consult with the National Parks and Broads Authority on their behalf.

9. Water Mills and Marshes – update on the NHLF Landscape Partnership project.

The Historic Environment provided an update on the NHLF Landscape Partnership project.

She reported that work on the mills concentrated on those in the Halvergate Marshes area. At present, work was being undertaken on site at the Six Mile House Mill at Runham off the A47. City College students were carrying out brickwork as well as joinery on 3 days a week as part of their Level 3 Assessments. The Heritage Skills workshop at City College to do joinery work was now up and running. The work being undertaken by the students contributed to their overall work experience and their final qualification with certificate would reflect the heritage skills they had gained.

Access to the site was by footpath and there would be some interpretation of the mill. It was noted that the owners of the mill lived close by.

The next project would be Herringfleet Smock Mill. Other mills in the project included Muttons Mill and Highs Mill. The latter was one of the oldest mills and was owned by Norfolk Windmills Trust. Once work was completed the mill could be taken off the Heritage at Risk register. Other mills included Stones Drainage Mill and Oby Mill. The Stracey Arms had received other NHLF funding and repairs on this mill had commenced.

The Historic Environment Manager reported that part of the project was to develop the footpath access to all Mills together with interpretation. She clarified that options for finding a specific function for the mills such as being used for generating electricity, were outside the scope of the current project.

In addition to the mills restoration project there had also been 2 Art exhibitions as well as a concert in Lowestoft, all of which had been very successful.

Members welcomed the progress made and appreciated being informed of the events as part of the WMM project.

10. Heritage at risk – Enforcement Update relating to historic buildings

The Group received a briefing on the enforcement items on the Buildings at Risk Schedule.

Manor Farm House, Ashby with Oby – A period of 10 years compliance had been given to replace the unauthorised replacement UPVC windows with timber frames appropriate to the listed building. Five had been replaced. The building was now in the process of being sold and the new owner had been in contact with the Authority through the estate agent and made aware of the situation.

8 Pirnhow Street, Ditchingham – the extension had not been completed in accordance with plans. The property was still up for sale, the estate agent had been made aware and potential buyers were being made aware of the need to regularise the development.

48 Bridge Street, Bungay – Listed outbuilding Smoke house – this has been converted. Although sympathetically converted and in accordance with Authority policies, a retrospective application was required.

11. Any other business

There was no other business to report.

12. Date of next meeting

The next HARG meeting would be held on **Friday 6 June 2020** following the Planning Committee meeting at Yare House, 62- 64 Thorpe Road, Norwich.

The meeting ended at 14.10pm

Signed by

Chair

Planning Committee

29 May 2020

Agenda item number 16

Schedule of Decisions on Appeals to the Secretary of State between April 2019 – 31 March 2020

Report by Senior Planning Officer

Summary

This report sets out the decisions on appeals made by the Secretary of State between 1 April 2019 and 31 March 2020. It also provides the latest appeals in the process lodged since January 2020 for which decisions have not yet been received.

All six appeal decisions by the Secretary of State, which were against refusal of planning permission, have been dismissed. Four of these had been delegated decisions, the other two being decisions by the Committee.

There are four appeals upon which decisions are awaited. All of these have been submitted in 2020.

Recommendation

To note the report.

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/W/19/3220113 BA/2018/0259/OUT	Mrs Gillian Miller	Appeal received by BA on 11 January 2019. Start Date 11 March 2019.	Nursery View Burghwood Road Ormesby Great Yarmouth	Appeal against refusal of planning permission: Erect 4 no. detached dwellings of 1.5 storeys high, with garages and access.	Delegated Decision on 3 October 2018. Dismissed on 25 September 2019
APP/E9505/D/19/3221263 BA/2018/0364/COND	Mr Andrew Lodge	Appeal submitted 27 January 2019 Start date 10 July 2019	Riversdale Cottage Adj Ice House The Shoal Irstead	Appeal against refusal to remove planning condition	Committee decision 9 November 2018 Dismissed 15 August 2019
APP/E9505/W/19/3225873 BA/2018/0213/FUL	Mr Nicholas Watmough	Appeal submitted 1 April 2019 Start date 29 April 2019	Babatru Blackhorse Point 18 Bureside Estate Crabbetts Marsh Horning NR2 8JP	Appeal against refusal for replacement dwelling	Delegated decision 12 October 2018 Dismissed on 26 July 2019
APP/E9505/W/19/3226955 BA/2018/0303/FUL	Mr Grant Hardy	Appeal submitted 17 April 2019. Start Date 1 May 2019.	Thatched Cottage Watergate Priory Farm Beccles Road St Olaves Norfolk	Appeal against refusal of planning Permission: Erection of dwelling	Delegated Decision 20 December 2018. Dismissed on 8 January 2020

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/W/19/3233093 BA/2018/0460/FUL	Wayford Marina Ltd.	Appeal submitted 12 July 2019. Start date from Inspector 29 July 2019.	Wayford Marina Wayford Road Wayford Bridge Wayford	Appeal against refusal of planning permission: Erection of 5 holiday lodges. Enlarge boat wash facilities	Delegated Decision 12 February 2019. Dismissed on 11 October 2019
APP/E9505/W/19/3237552 BA/2019/0214/FUL	James Knight LEF Trading Ltd	Appeal submitted 19 September 2019 Start date 13 November 2019	Land off Staitheway Road Wroxham	Appeal against refusal of planning permission: Erection of two dwellings	Committee decision 16 August 2019 Planning Decision date 21 August 2019 Dismissed 16 March 2020
APP/E9505/C/20/3245609 BA/2020/0001/ENF	Mr L Rooney	Appeal submitted 26 January 2020	Blackgate Farm, High Mill Road, Cobholm	Appeal against Enforcement Notice	Committee decision 8 November 2019 Request for a hearing, Awaiting start date

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
APP/E9505/D/20/3246341 BA/2019/0331/HOUSEH	Mr and Mrs L & L Sherwood	Appeal submitted 5 February 2020 Start Date 11 March 2020	Macoubrey, Borrow Road, Lowestoft	Appeal against refusal of planning permission: Replace fascia, soffit, guttering & windows with anthracite coloured UPVC. Replacement of conservatory.	Delegated decision 14 November 2019 Questionnaire and supporting papers sent by 18 March 2020
APP/E9505/X/20/3246539 BA/2019/0458/CLEUD	Mrs Amanda Jefferies	Appeal submitted 7 February 2020 Start date 6 May 2020	Plot K, Bureside Estate, Crabbetts Marsh, Horning	Appeal against refusal of Certificate of Lawful Use of use as a boathouse (C3dwellinghouse)	Delegated decision 28 January 2020. Questionnaire submitted. Statement due by 17 June 2020.
APP/E9505/W/19/3240574 BA/2018/0012/CU	Mr Gordon Hall	Appeal submitted 14 February 2020	Barn Adjacent Barn Mead Cottages Church Loke Coltishall.	Appeal against refusal of planning permission: Change of Use from B8 to residential dwelling and self contained annexe.	Delegated decision 15 April 2019 Confirmation that the appeal is valid is awaited.

Author: Cheryl Peel

Date of report: 18 May 2020

Background papers: BA appeal and application files

Planning Committee

29 May 2020

Agenda item number 17

Decisions made by Officers under delegated powers

Report by Senior Planning Officer

Summary

This report sets out the delegated decisions made by officers on planning applications from 22 February 2020 to 14 May 2020.

Recommendation

That the report be noted.

Parish	Application	Site	Applicant	Proposal	Decision
Barton Turf And Irstead Parish Council	BA/2019/0436/HOUSEH	Grove House Hall Road Irstead NR12 8XP	Mr & Mrs E Hutchinson	Reinstatement of original front drive, erection of single storey side extension, various external and internal alterations.	Approve Subject to Conditions
Barton Turf And Irstead Parish Council	BA/2019/0437/LBC	Grove House Hall Road Irstead NR12 8XP	Mr & Mrs E Hutchinson	Reinstatement of original front drive, erection of single storey side	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
				extension, various external and internal alterations.	
Beccles Town Council	BA/2020/0025/HOUSEH	Vista Puddingmoor Beccles Suffolk NR34 9PL	Mr & Mrs R Jackson	Replacement garden room	Approve Subject to Conditions
Burgh Castle Parish Council	BA/2020/0056/FUL	Crows Farm, Farmhouse High Road Burgh Castle NR31 9QN	Mrs Greiner	Works to cart shed roof (retrospective), erection of open sided cart shed, demolition of barn building.	Approve Subject to Conditions
Cantley, Limpenhoe And Southwood PC	BA/2020/0082/HOUSEH	Cherry Tree Cottage Well Road Cantley Norwich Norfolk NR13 3AL	Mr Paul Ryan	Demolish side extension and erection of single storey side extension	Approve Subject to Conditions
Carlton Colville Parish Council	BA/2019/0447/NONMAT	North End Of Peto's Marsh South Of Burgh Pumping Station Camps Heath Oulton Broad	Mrs Sue Stephenson	Amendment to floodwall orientation and water vole mitigation works, non-material amendment to BA/2019/0002/FUL	Approve
Coltishall Parish Council	BA/2020/0007/FUL	The Norfolk Mead Hotel Church Loke Coltishall Norwich Norfolk NR12 7DN	Mr James Holliday	Erection of laundry building	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Coltishall Parish Council	BA/2020/0064/HOUSEH	Home Port 6 Anchor Street Coltishall Norwich Norfolk NR12 7AQ	Mr Christopher Newton	New vehicle access and front garden wall. Remove hedge and tree.	Approve Subject to Conditions
Fleggburgh Parish Council	BA/2020/0039/FUL	Land Adjacent To West View Marsh Road Fleggburgh Norfolk NR29 3DE	Mr Howes	Erection of a grain store	Approve Subject to Conditions
Fritton With St Olaves Parish Council	BA/2019/0452/HOUSEH	Bridge Close Beccles Road St Olaves Fritton And St Olaves Norfolk NR31 9HE	Mr Gus Power	Installation of mooring posts, 1 x power point and water supply.	Approve Subject to Conditions
Geldeston Parish Council	BA/2019/0377/HOUSEH	The Barn 56 The Street Geldeston Norfolk NR34 0LN	Mr Richard Fogerty	Erection of greenhouse	Approve Subject to Conditions
Gillingham Parish Council	BA/2020/0075/HOUSEH	1 River View Gillingham Norfolk NR34 0PB	Mr Ian Stephens	Replace timber windows with uPVC	Approve Subject to Conditions
Gillingham Parish Council	BA/2018/0099/COND	25 Kings Dam Gillingham Norfolk NR34 0LG	Mr Darren Broughton	Variation of Conditions 4: Visibility Splay, 5: Visibility Obstruction, and 9: Box Hedge of BA/2017/0167/COND.	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Haddiscoe And Toft Monks PC	BA/2020/0087/CLEUD	Hunters Lodge Church Road Thorpe Next Haddiscoe Norfolk NR14 6SJ	Mr M Hunt	Lawful development for 10 years existing use as class B8 use - storage and distribution of materials and equipment for building trade.	CLUED Issued
Halvergate Parish Council	BA/2020/0030/FUL	Vedic Cultural Society Of East Anglia Acle New Road Halvergate Norwich Norfolk NR13 3QE	Mr Suman Nagpal	Extensions to building	Approve Subject to Conditions
Horning Parish Council	BA/2020/0012/APPCON	Heron Cottage Ferry Road Horning NR12 8PS	Mr James Knight	Details of Condition 6: Flood Warning Notice of permission BA/2016/0170/COND	Approve
Horning Parish Council	BA/2020/0037/APPCON	3 Bureside Estate Crabbetts Marsh Horning Norfolk NR12 8JP	Mr Brian Hutchinson	Details of Condition 3: Landscaping of permission BA/2019/0299/HOUSEH	Approve
Hoveton Parish Council	BA/2019/0445/ADV	Minors & Brady Church Road Hoveton Norfolk NR12 8UG	Mr J Minors	Replacement signage	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Hoveton Parish Council	BA/2019/0445/ADV	Minors & Brady Church Road Hoveton Norfolk NR12 8UG	Mr J Minors	Replacement signage	Approve Subject to Conditions
Hoveton Parish Council	BA/2020/0003/FUL	Hoveton Great Broad Lower Street Hoveton Norfolk	Ms Deanna Auker	1) Erection of a 4 x 5m timber decked area & associated additional footpath. 2) Erection of solar panels on existing bird hide. 3) 6 x 6m timber decked area including screening & seating.	Approve Subject to Conditions
Langley With Hardley Parish Council	BA/2020/0051/FUL	Bam Nuttall Site Offices Hardley Staithe Road Hardley Norfolk NR14 6BU	Environment Agency	Use of the site for offices and site compound completion in 2021. Proposed compound will remain the same size as existing.	Approve Subject to Conditions
Ludham Parish Council	BA/2020/0098/LBC	How Hill Trust How Hill Ludham NR29 5PG	Mr Simon Partridge	Replace 5 flat roofs	Approve Subject to Conditions
Ludham Parish Council	BA/2019/0361/FUL	Ludham Bridge Stores Ludham Bridge Ludham NR29 5NX	Mr Nick Guyton	Demolition and Redevelopment of Ludham Bridge Stores, Wayfarers Cafe and Flat;	Refuse

Parish	Application	Site	Applicant	Proposal	Decision
				removal of existing pop-up shops and erection of two elevated Holiday Lets with undercroft carparking.	
Martham Parish Council	BA/2020/0026/FUL	46 Riverside Martham NR29 4RG	Mr Simon Tate	Replacement dwelling	Approve Subject to Conditions
Mettingham Parish Council	BA/2019/0421/COND	The Valley House Low Road Mettingham NR35 1TS	Mr Trevor Lay	Change of roof openings from rooflights to dormers on Cart Shed and Brick & Timber Barns, variation of condition 2 of permission BA/2015/0426/FUL	Refuse
Mettingham Parish Council	BA/2020/0076/NONMAT	The Valley House Low Road Mettingham Suffolk NR35 1TS	Mr Trevor Lay	Change to proposed fenestration of west elevation, non-material amendment to BA/2015/0426/FUL.	Approve
Ormesby St Michael Parish Council	BA/2020/0029/COND	Burghwood Barns Burghwood Road Ormesby St Michael Norfolk NR29 3NA	Mr D Tucker	Removal of Condition 3 and variation of condition 4 to allow alternative roof materials and door finishes, of permission BA/2016/0444/FUL	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Oulton Broad Parish Council	BA/2020/0084/FUL	Ivy House Farm Hotel Ivy Lane Lowestoft Suffolk NR33 8HY	Ivy House Country Hotel	Replace pinnacle & tunnel with formal building. Lay paving.	Approve Subject to Conditions
Oulton Broad Parish Council	BA/2020/0096/NONMAT	Gunton Lodge Broadview Road Lowestoft Suffolk NR32 3PL	Mr N Hannant	Relocate garage south to align the north wall with the existing garage, non- material amendment to BA/2019/0137/HOUSEH	Approve
Postwick With Witton Parish Council	BA/2020/0011/FUL	Blackwater Carr Land Off Ferry Lane Postwick Norwich	Mr Steve Hooper	Replacement timber access bridge, geogrid- type ground reinforcement along existing trackways & siting of a new storage shed.	Approve Subject to Conditions
Reedham Parish Council	BA/2019/0391/FUL	The Pink House 36 Riverside Reedham Norwich NR13 3TF	Mr Martin Church	Replacement dwelling	Approve Subject to Conditions
Reedham Parish Council	BA/2020/0018/FUL	Flood Bank And Associated Marsh Dykes Left Bank Of The River Yare Reedham	Mr Paul Mitchelmore	Crest raise section of flood bank from approx. TG407015 to TG412017. Material sourced from local marsh & soke dykes, landward side of flood bank running parallel to	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
				the flood bank to the west of Red Mill. Installation of a crossing to the East of Red Mill.	
Repps With Bastwick Parish Council	BA/2020/0028/HOUSEH	Sunnymead 44 Riverside Repps With Bastwick Norfolk NR29 5JY	Mr Mark Southwell	Replacement quay heading	Approve Subject to Conditions
Salhouse Parish Council	BA/2020/0005/FUL	Car Park Lower Street Salhouse Norwich Norfolk	Miss Kelly Banthorpe	Installation of parking meter	Approve Subject to Conditions
Smallburgh Parish Council	BA/2020/0034/APPCON	Wayford Mill Wayford Bridge Wayford Road Smallburgh Norfolk NR12 9LN	Mr Mark Rogers	Details of Condition 3: Materials, and Condition 4: Landscaping of permission BA/2018/0053/HOUSEH	Approve
Thorpe St Andrew Town Council	BA/2020/0023/COND	Heron Lodge (formerly Yarevue) 18 Bungalow Lane Thorpe St Andrew Norwich Norfolk NR7 0SH	Mr & Mrs David Savage	Allow residential occupation, removal of condition 2 of permission BA/2014/0114/COND	Refuse
Trowse With Newton Parish Council	BA/2019/0442/HOUSEH	The Tin Lodge Whitlingham Broad Camp Site	Ms Linda Robey	New workshop, store & office outbuilding	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
		Whitlingham Lane Trowse Norfolk NR14 8TR			
West Caister Parish Council -	BA/2020/0069/HOUSEH	Clink Cottage Clink Hill West Caister NR30 5SW	Mr & Mrs Painter	Proposed construction of porch	Approve Subject to Conditions
Wroxham Parish Council	BA/2019/0411/HOUSEH	Monksmead Beech Road Wroxham Norwich NR12 8TW	Mr Franklin	New timber Boatshed, quay heading improvements & additional decked area.	Approve Subject to Conditions
Wroxham Parish Council	BA/2019/0266/HOUSEH	Heronby Beech Road Wroxham Norwich NR12 8TP	Mr Anthony And Mr Daniel Pearson	Demolish flat roof bay window, remove stable door and wall between located in the north elevation and replace with timber french doors.	Approve Subject to Conditions

Author: Cheryl Peel

Date of report: 18 May 2020