

Planning Committee

12 September 2025

Agenda item number 15

Decisions made by officers under delegated powers

Report by Development Manager

Summary

This report sets out the delegated decisions made by officers on planning applications from 4 July 2025 to 29 August 2025 and Tree Preservation Orders confirmed within this period.

Recommendation

To note the report.

Parish	Application	Site	Applicant	Proposal	Decision
Barton Turf And Irstead Parish Council	BA/2025/0147/FUL	Irstead Cottage The Shoal Irstead Norfolk NR12 8XS	Sir Anthony Habgood	Replacement of 102m of Existing timber quay heading with new timber quay heading	Approve Subject to Conditions
Barton Turf And Irstead Parish Council	BA/2025/0171/LBC	Irstead Hall Shoals Road Irstead Norfolk NR12 8XR	Sir & Lady Habgood	Erection of lean-to greenhouse	Approve Subject to Conditions

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Barton Turf And Irstead Parish Council	BA/2025/0170/HOUSEH	Irstead Hall Shoals Road Irstead Norfolk NR12 8XR	Sir & Lady Habgood	Erection of lean-to greenhouse	Approve Subject to Conditions
Brundall Parish Council	BA/2025/0113/FUL	Brundall Harbour Riverside Estate Brundall Norwich Norfolk NR13 5PL	J H Fraser Properties	Retention of replacement quay heading and boardwalk.	Approve Subject to Conditions
Brundall Parish Council	BA/2025/0167/PN	Land At Marina Riverside Estate Brundall Norwich Norfolk	Cornerstone	The installation of a new 25m lattice tower supporting 6 no. antennas, 2 no. transmission dishes, 3 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto including 15 no. RFFs and a 2m high closed board fence.	Approve Subject to Conditions
Bungay Town Council	BA/2025/0181/LBC	Bridge House 34 Bridge Street Bungay Suffolk NR35 1HD	Mr Elliott And Mrs Nicola Starks	4no. replacement window frames, oak boarding to landing, 10no. sash windows, floor finishes, passenger lift and door framing (part retrospective)	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Fleggburgh Parish Council	BA/2025/0116/FUL	Broad Farm Camping And Caravan Park Main Road A1064 Fleggburgh Norfolk NR29 3AF	Mr S Kelly	The replacement of touring pitches for 5 no. Static Caravan pads.	Approve Subject to Conditions
Great Yarmouth	BA/2025/0115/COND	Marina Quays River Walk Gt Yarmouth Norfolk NR30 4DL	Charles Jurak	Revised siting and design to Plots 7 & 8, variation of condition 2 of permission BA/2020/0053/FUL	Approve Subject to Section 106 Agreement
Great Yarmouth	BA/2025/0114/COND	Marina Quays River Walk Gt Yarmouth Norfolk NR30 4DL	Charles Jurak	Revised siting & design of plots 4, 5 & 6, variation of condition 1 of permission BA/2023/0464/COND	Approve Subject to Section 106 Agreement
Horning Parish Council	BA/2025/0150/FUL	Percival Moorings Woods Dyke Lower Street Horning Norfolk NR12 8PU	Percival Moorings	Installation of self- contained, freestanding toilet unit with internal effluent tank not connected to mains drainage (retrospective)	Refuse
Mautby Parish Council	BA/2025/0109/HOUSEH	Manor Farm, Manor Farmhouse Low Road Runham Mautby Norfolk NR29 3EG	Mr Barry Winfield	Erection of timber garden shed & Installation of gate and fencing	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Mautby Parish Council	BA/2025/0127/HOUSEH	Bounty Farm Low Road Runham Mautby Norfolk NR29 3EQ	Mr Branton & Ms Wyatt	Demolition of existing dairy buildings, store and sheds. Construction of steel framed dairy building, timber clad cart lodge with two single attached garages and log store, greenhouse and reconstruction of lean-to store to end of existing barn. Construction of single storey extension to dwelling. North vehicular entrance works.	Approve Subject to Conditions
Norwich	BA/2025/0073/FUL	Land South Of St James Mill And Adjoining River Wensum Whitefriars Norwich NR3 1TN	Barrack Street Developments Limited	Installation of water source heat pump, pipework & associated infrastructure	Approve Subject to Conditions
Oulton Broad Parish Council	BA/2025/0163/HOUSEH	Ultuna Borrow Road Lowestoft Suffolk NR32 3PW	Mr Richard Sullivan And Mrs Susan Harper	Installation of 2 finger pontoons (each 7.5 x 0.75m) and 2 walkways (each 11.6 x 1.9m) Retrospective	Approve Subject to Conditions

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Oulton Broad Parish Council	BA/2025/0082/HOUSEH	Old Maltings Boathouse Caldecott Road Lowestoft Suffolk NR32 3PH	Mr & Mrs P Long	Replace decking & balustrading with new tiled decking & glazed balustrading	Approve Subject to Conditions
Potter Heigham Parish Council	BA/2025/0005/HOUSEH	Decoy Farm Decoy Road Potter Heigham Norfolk NR29 5LX	Mr and Mrs Esaam Hasson	Renovation of the existing property known as Decoy Farm and replacement of existing car port to create a four-bed dwelling on Decoy Road, NR29 5LX	Approve Subject to Conditions
Stalham Town Council	BA/2025/0133/FUL	Staithe Marsh House The Staithe Stalham Norfolk NR12 9DA	Richardsons Leisure Ltd	Provision of a summerhouse to the rear garden	Approve Subject to Conditions
Thurne Parish Council	BA/2025/0162/DEM	Home Farm Barns The Street Thurne Norfolk NR29 3AP	Mr & Mrs Di-Corpo	Demolition of redundant agricultural barn	Prior Approval not Required
Trowse With Newton Parish Council	BA/2025/0177/LBC	Trowse Newton Hall (Ruins) Whitlingham Lane Trowse Norfolk NR14 8TR	Mrs Kate Villalgorido	Repair of ruins including capping of walls using hot lime mortar	Approve Subject to Conditions

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Trowse With Newton Parish Council	BA/2025/0177/LBC	Trowse Newton Hall (Ruins) Whitlingham Lane Trowse Norfolk NR14 8TR	Mrs Kate Villalgorido	Repair of ruins including capping of walls using hot lime mortar	Approve Subject to Conditions
Trowse With Newton Parish Council	BA/2025/0125/FUL	Water Sports Base, Norwich Canoe Club Whitlingham Lane Trowse Norfolk NR14 8TR	Mrs Sarah Walker	Installation of 8.8m of quay-heading to join existing quay-heading to improve access and egress. Step to existing sloped area.	Approve Subject to Conditions
Wroxham Parish Council	BA/2025/0193/HOUSEH	Bureside 6 Skinners Lane Wroxham Norfolk NR12 8SJ	Mrs Rachel Parker	Replace selected windows with double glazed uPVC heritage design	Approve Subject to Conditions

Tree Preservation Orders confirmed by officers under delegated powers

Parish	Address	Reference number	Description
N/A	N/A	N/A	N/A

Author: Steve Kenny

Date of report: 1 September 2025