

APPLICATIONS FOR DETERMINATION

List of applications to be considered by the Planning Committee on 1 March 2013

Application Number Site	Name of applicant	Proposal	Recommendation
BA/2012/0383/FUL Compartment 11 Left Bank of the River Yare, between Stokesby and Great Yarmouth, Breydon Water Great Yarmouth	Environment Agency	Flood defence works to left bank of the River Yare consisting bank strengthening, footpath surfacing and the creation of a wildlife scrape to source material.	Subject to no substantive representation/comment being raised from any outstanding consultees, this planning application be approved subject to the following conditions: <ul style="list-style-type: none"> • Standard time limit condition • Approved plans • Landscape/planting • Archaeological investigation (if required by NCC Historic Environment Service); • Temporary footpath closure/signage; • Site access/delivery route; • Works restricted to period of April to August <p>The following informative be specified on the decision notice of the planning application:</p> <ul style="list-style-type: none"> • The permission shall be granted in the context of the Memorandum of Understanding between the Broads Authority and the Environment Agency on 25 April 2003. • As the site compound is located within flood zone 3, prior to the commencement of any development a flood response plan should be produced so staff and contactors are aware of how to act in the event of a flood warning. • Under the terms of the Water Resources Act 1991, prior written consent of the Environment Agency is

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BA/2013/0019/FUL Barnes Brinkcraft, Staitheaway Road	Barnes Brinkcraft	Part demolition of boat shed and erection of a terrace of three detached houses	<p>required for any proposed works or structures, in, under, over or within nine metres of the top of the bank/foreshore of a designated main river and or sea defence.</p> <ul style="list-style-type: none"> Excavated material arising from site remediation or land development works may be classified as waste, and if so, the applicant will be required to obtain the appropriate waste exemption or permit from us. <p>Reason for Recommendation: The application is considered to meet the requirements of the Broads Core Strategy DPD in particular Policies CS3, CS4 and CS6 and Development Management DPD policies, particularly Policies DP1, DP5, DP11 and DP13 and would not materially conflict with other policies in the Development Plan Documents. The proposal is considered to represent an appropriate design of development associated with flood defence work in this location subject to the imposition of suitable planning conditions.</p>	
Wroxham			<p>Delegate determination to officers to approve subject to the agreement of substitution of UPVC windows for timber or aluminium units and the following conditions:</p> <ul style="list-style-type: none"> Time limit In accordance with approved plans Holiday occupancy restriction Details of balustrading Details of materials including section through joinery Details of landscaping Provision and retention of car parking Details of protected species enhancements 	

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				<ul style="list-style-type: none"> Contaminated land report <p>Reason for Recommendation The development proposed is considered to be an appropriate redevelopment of a subsidiary part of a former boatyards site, of a high design quality, and would have no unacceptable impact on neighbouring occupiers' amenity or the safe functioning of the public highway. Consequently the proposal is considered to be in accordance with policies DP1, DP4, DP14, DP15, DP20 and DP28 of the adopted Broads Development Management DPD and these are not considered to be any material considerations which could justify the refusal of the application.</p>
BA/2013/0024/COND		Ms Helen King	Removal of Condition 2 of pp 07/05/1876/H which restricts the mooring to 1 boat to enable the mooring of a 2 nd boat	<p>Approve subject to the following conditions:</p> <ul style="list-style-type: none"> No more than two boats to be moored at any one time Restrict the length of boats to 8m The use of the moorings to be incidental to the use of the dwellinghouse and at no time be used for commercial purposes. <p>Reason for Recommendation In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with National Planning Policy Framework and Policies CS1 and CS3 of the Core Strategy (2007) and Policies DP2, DP12, DP16 and DP28 of the Development Management Policies DPD (2011).</p>
	The Moorings, Woods End, Bramerton			