

**Planning Committee**

**AGENDA**

**Friday 11 January 2019**

**10.00am**

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|---|--------|
| 1. <b>To receive apologies for absence and introductions</b>  |        |
| 2. <b>To receive declarations of interest</b>   |        |
| 3. <b>To receive and confirm the minutes of the previous meeting held on 7 December 2018 (included)</b> | 3 – 13 |
| 4. <b>Points of information arising from the minutes</b>  |        |
| 5. <b>To note whether any items have been proposed as matters of urgent business</b>                    |        |

**MATTERS FOR DECISION**

6. **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. Those who wish to speak are requested to come up to the public speaking desk at the beginning of the presentation of the relevant application
7. **Request to defer applications included in this agenda and/or to vary the order of the Agenda**  
To consider any requests from ward members, officers or applicants to defer an application included in this agenda, or to vary the order in which applications are considered to save unnecessary waiting by members of the public attending
8. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**

BA/2018/0284 The Wilderness, Meadows Lane, Hoveton

14 – 27

9.	<b>Enforcement Update</b> Report by Head of Planning (included)	Page 28 – 31
10.	<b>Consultation Documents Update and Proposed Responses:</b> <ul style="list-style-type: none"> <li>• <b>Waveney District Council – Main Modifications Consultation – Local Plan</b></li> </ul> Report by Planning Policy Officer (included)	32 – 34

#### MATTERS FOR INFORMATION

11.	<b>Heritage Asset Review Group: Notes of Meeting held on 7 December 2018</b> Report by Administrative Officer (included)	35 – 41
12.	<b>Appeals to the Secretary of State Update</b> Report by Administrative Officer (included)	42 – 43
13.	<b>Decisions made by Officers under Delegated Powers</b> Report by Head of Planning (included)	44 – 48
14.	<b>To note the date of the next meeting – Friday 8 February 2019 at 10.00am at Yare House, 62-64 Thorpe Road, Norwich NR1 1RY</b>	

**Broads Authority**  
**Planning Committee**

Minutes of the meeting held on 7 December 2018

Present:

In the Chair - Mrs M Vigo di Gallidoro

Mr M Barnard  
Mr W A Dickson  
Ms G Harris

Mrs L Hemsall  
Mr H Thirtle

In Attendance:

Mrs S A Beckett – Administrative Officer (Governance)  
Ms N Beal – Planning Policy Officer (Minute 5/10 – 5/12)  
Mr B Hogg – Historic Environment Manager  
Ms L Ibbitson-Elks – Planning Officer (Compliance and Implementation)  
Mr J Ibbotson – Planning Officer (up to and for Minute 5/8(1) and Minute 5/8(2))  
Mr C Pollock – Planning Assistant (Up to and for Minute 5/8(3))  
Ms C Smith – Head of Planning

**5/1 Apologies for Absence, Welcome and Housekeeping Matters**

The Chair welcomed everyone to the meeting.

Apologies had been received from Prof Jacquie Burgess, Mr Bruce Keith, Mr Paul Rice, Mr Vic Thomson and Mr John Timewell.

**The Openness of Local Government Bodies Regulations**

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.

**5/2 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 a general interest on behalf of all members concerning applications:

- BA/2018/0266FUL and 0267LBC as this was part of the Landscape Partnership Scheme WMM project where the Broads Authority was a partner; and

- BA/2018/0399/FUL Adjacent Moorings New Mills Yard, Norwich as the Broads Authority was the applicant

The Head of Planning introduced Linda Ibbitson-Elks as the Authority's new Planning Officer (Compliance and Implementation).

### **5/3 Minutes: 9 November 2018**

The minutes of the meeting held on 9 November 2018 were agreed as a correct record and signed by the Chairman.

### **5/4 Points of Information Arising from the Minutes**

There were no points of information to report.

### **5/5 To note whether any items have been proposed as matters of urgent business**

There were no items of urgent business.

### **5/6 Chairman's Announcements and Introduction to Public Speaking**

There were no members of the public in attendance who wished to speak.

### **5/7 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.

### **5/8 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 decisions as set out below. Acting under its delegated powers the Committee authorised the immediate implementation of the decisions.

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

- (1) BA/2018/0 325/FUL Hoveton Great Broad, Lower Street, Hoveton**  
Viewing Platform  
Applicant: Natural England

The Planning Officer gave a detailed presentation and assessment of the application to provide an elevated viewing platform within the Bure Marshes National Nature Reserve. The viewing platform would be located centrally adjacent to the nature trail footpath and provide a view into a secluded and enclosed area of open water as well as carr woodland. It would replace a dilapidated bird hide which was no longer

functioning and had to be removed. The design of the viewing platform included an extra level but this would not be wheelchair accessible. Access into the site was only by foot having reached the site by boat initially. This was another public access scheme following from the previous applications at Hoveton Great Broad and Natural England's work involving bio-manipulation within the Nature Reserve, funded by Heritage Lottery and where there had been considerable interest.

The Planning Officer explained that the area was privately owned but managed by Natural England as part of the Bure Marshes National Nature Reserve. He emphasised that the nature trail was not a public right of way. Natural England had access rights which it offered to the public but with the permission of the landowner. The site was within Flood Zone 3 and the Environment Agency was satisfied with the Flood Risk Assessment and advised that a condition requiring a Flood Response Plan be prepared prior to the commencement of the use of the viewing platform.

Having assessed the application in terms of the main issues of principle, design impact upon protected species or habitat and flood risk, the Planning Officer concluded that the proposed viewing platform could be recommended for approval. The proposed platform would replace a previous bird hide, and was considered to be of an acceptable design. Given its increased area of capacity it would accommodate groups and support facilities, which were educational in nature and relate to the promotion of the conservation of the environment as well as ensure improved access. The proposed structure would not harm the character and appearance of the site or wider area as the established woodland screened the site from public view. The application was therefore in accordance with development plan policies particularly Policy DP27.

Members fully supported and commended the application as it would improve the educational facilities and general access. However, they expressed disappointment that the proposals had not taken into account or made sufficient provision for disabled access. This was considered important for any future such applications. Concerns were also raised about the scale of the structure.

Haydn Thirtle proposed, seconded by Bill Dickson and it was

RESOLVED unanimously

that the application be approved subject to the conditions outlined within the report. The proposal is considered to be in accordance with Policies CS9 of the Core Strategy (2007), Policies DP1, DP2, DP4, DP11, DP27 and DP29 of the Development Plan Document (2011), and the National Planning Policy Framework (2018) which is a material consideration in the determination of this application.

(2) **BA/2018/ 0266/FUL and BA/2018/0267/LBC Six Mile House Drainage Mill, Acle New Road, Halvergate**

Works to conserve mill, including the installation of new doors & windows, flat roof & access ladders

Applicant: Water Mills & Marshes Landscape Partnership Scheme

The Planning Officer provided a presentation outlining the application for the restoration of the Grade II Listed Six Mile House Drainage Mill, which was part of the Water Mills and Marshes (WMM) Landscape Partnership Scheme project and fell within the Halvergate Marshes Conservation Area. The works would include renovation and maintenance to protect the building from further decline and enhance its appearance within the landscape. It was emphasised that the two applications did not seek to bring the building back into specific use but would not preclude further restoration to include the future refitting of a new cap and sails.

Since the writing of the report a response had been received from the Environment Agency on 6 December that now removed their holding objection having received a Flood Risk assessment and Flood Response Plan with which they were satisfied. If there were any future changes in use, a new Flood Risk Assessment and Plan would be required. It was noted that Historic England fully supported the proposed works.

In assessing the application, the Planning Officer took account of the main issues which were the principle of the development, this being the significance of the heritage asset and its importance in the marsh landscape, as well as ecology and flood risk. The Planning Officer concluded that the proposed works resulted in a scheme that would conserve a listed building and would enhance its significance, its fabric, character and appearance whilst also make a positive visual impact on the wider marshland setting of the Mill. As the Environment Agency had now withdrawn their holding objection, the Planning Officer amended the report recommendation and recommended the approval of the application subject to conditions.

Members fully supported the proposals.

They noted that the works would form part of the heritage building training skills programme being undertaken in association with Norwich City College as part of the WMM project and welcomed this. Members considered that a site visit to see the work of the WMM project would be beneficial.

The Historic Environment Manager confirmed that the intention was to arrange a site visit for all members in association with the Water Mills and Marshes project in the early Spring.

Haydn Thirtle proposed, seconded by Gail Harris and it was

RESOLVED unanimously

that the applications be approved subject to conditions outlined within the report. The proposals are considered to be in accordance with Policies DP4, DP5, DP27 and DP29 of the Development Plan Document (2011), and comply with the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act as having special regard to preserving listed buildings. It is in accordance with the National Planning Policy Framework (2018) which is a material consideration in the determination of the applications.

(3) **BA/2018/0399/FUL Adjacent the Moorings, New Mills Yard, Norwich,**

Proposal: Install canoe launch pontoon.

Applicant: Mr Mark King (Broads Authority)

The Planning Assistant provided a presentation on the application for the installation of a pontoon for a canoe launch parallel to the concrete staircase adjacent to the Riverside Walk south east of New Mills Yard in Norwich. The aim was to encourage the use of canoes on the River Wensum in accordance with the River Wensum Strategy.

Since the writing of the report no further consultation comments had been received. However, Councillor Martin Schmierer from Norwich City Council had commented that he had received a number of representations concerning noise, anti-social behaviour and littering which would result from the installation of the pontoon. Although he recognised that this was not a planning matter he wished these matters to be taken into account. The Planning Assistant commented that this would be a matter relating to the management of the site and health and safety which would be the responsibility of Norwich City Council and/or the police. In response to the request from Norwich City Council, it was confirmed that the structure would be maintained by the Broads Authority and this would be secured by planning condition.

Having assessed the application on the main issues of principle, design, impact on neighbouring amenity and impact on navigation, the Planning Assistant recommended approval subject to conditions. The proposal was considered to be in accordance with the River Wensum Strategy and Access to Water, the design was considered appropriate for the area and would not result in an unacceptable impact on residential amenity.

Members commended and welcomed the proposals. There was some concern relating to safety in that the railings did not extend down the full length of the steps into the river. However, it was considered that this could be to do with manoeuvrability for the canoes and officers

would take this matter up as a safety issue with the applicant. The scheme was part of a portage project to enable access for canoes to either side of the New Mills weir. In response to a member's question, it was confirmed that there was sufficient car parking within the vicinity and therefore the suggestion of appropriate signposting should be taken on board.

Gail Harris proposed, seconded by Bill Dickson and it was

RESOLVED unanimously

that the application be approved subject to the conditions outlined within the report. The proposal is considered to be in accordance with Policies DP4, DP12 and DP28 of the Development Plan Document (2011), and the National Planning Policy Framework (2018) which is a material consideration in the determination of this application.

## **5/9 Enforcement Update**

The Committee received an updated report on enforcement matters previously referred to Committee. Further updates were provided for:

***Burghwood Barns, Burghwood Road, Ormesby St Michael.*** A provisional court date of 18 December 2018 had been set. The applicant had subsequently indicated that he intended to comply with the notices and discussions were underway.

***Marina Quays.*** The application had been withdrawn and the applicants were considering the submission of a revised new application.

***Barnes Brinkcraft, Riverside Estate, Hoveton.*** Following the issuing of the Planning permission on 14 November 2018, mooring was taking place in accordance with the permission. This item would be taken off the schedule at the next meeting.

***Former Waterside Rooms, Station Road, Hoveton.*** The majority of works had now been completed and compliance with the Section 215 Notice achieved. This would be taken off the schedule.

Members welcomed the progress made.

RESOLVED

that the report be noted.

## **5/10 Consultation Documents and Proposed Response**

**Wroxham Neighbourhood Plan  
Greater Norwich Local Plan – Site Consultation.**



The Committee received a report providing the Officers' proposed response on the recent consultation from Wroxham Parish Council on the Wroxham Neighbourhood Plan and Norwich City Council on the Greater Norwich Local Plan extra sites consultation.

**(1) Wroxham Neighbourhood Plan**

The Planning Policy Officer commented that the consultation response sought clarification on a number of points, particularly in relation to Policy HBE1 where the approach appeared to be contradictory to the Authority's policies. The points raised would be considered by the independent examiner.

A Member queried the Neighbourhood Plan's stance on the economy.

Members welcomed and endorsed the proposed response, considering it to be very thorough. It was important that Neighbourhood Plans within the Broads area complied with the Broads Local Plan with which they were aligned.

RESOLVED unanimously

- (i) that the report is noted and the proposed responses in the report be endorsed for forwarding to Wroxham Parish Council.
- (ii) that the Chief Executive in consultation with the Chair of the Authority and the Chair of the Planning Committee is delegated to submit the Wroxham Neighbourhood Plan to independent examination on assessment of the comments received after the public consultation end, subject to no new issues being raised and forwarded to Wroxham Parish Council.

**(2) Greater Norwich Local Plan – Extra Sites Consultation**

The Planning Officer explained that the current consultation covered newly submitted sites, revisions to some of the sites already consulted on in January 2018 and small sites. Members noted that there was one proposed objection relating to the proposed site for residential development of 6 dwellings in Brundall which was considered inappropriate. The extension and intensification of the development up to the Broads boundary was to be resisted as it would have an adverse impact on the Broads landscape character, biodiversity, water flows and drainage.

The Planning Policy Officer read out a letter from some Coltishall residents expressing concerns. However, the area was further than the 8 metres outside the Broads National Park (as stated by the residents) and it was not considered that the residents' comments affected the "No Comments" response from the Authority. The residents would be able to put their case in writing directly.

Members welcomed the comments concerning Norwich Riverside and King Street relating to the potential opportunities for enhancement, interpretation and promoting the historic heritage through the relationship with the river and historic houses.

RESOLVED unanimously

that the report is noted and the proposed responses be endorsed for submission to Norwich City Council.

#### **5/11 Oulton Neighbourhood Plan –Amended Neighbourhood Plan Boundary.**

The Committee received a report relating to the proposed amendments to the Oulton Neighbourhood Plan boundary, submitted by Oulton Parish Council as a result of the recent parish boundary amendments in the Lowestoft, Oulton and Oulton Broad area. Following consultation it had been agreed that the amended Neighbourhood boundary be the same as the amended Parish Council boundary.

RESOLVED unanimously

that the amended Oulton Neighbourhood Plan boundary be endorsed.

#### **5/12 Annual Monitoring Report (AMR)**

The Committee received a report introducing the Annual Monitoring Report for the 2017/18 financial year 1 April 2017 to 31 March 2018, which covered Planning Policy and the progress on the Local Development Scheme as well as work under the auspices of Duty to Cooperate, and Development Management which related to planning applications and appeals.

With reference to the Self-Build, the Planning Policy Officer drew attention to Pages 28 of the AMR. She reminded members that the Authority had received an exemption to give suitable development permission for enough serviced plots of land to meet the demand for self-build and custom build planning, since it demonstrated that the 20% threshold was exceeded. It was emphasised that the Authority had a Self Build Register, as it was required to do, and this was on the Authority's website. The Authority had to have regard to it but not the duty as a result of the exemption.

Members were pleased to note an excellent piece of work.

With reference to the Local Development Scheme and progress on the Broads Local Plan, the Planning Policy Officer confirmed that following the Inspector's Examination in public in July and September 2018, the Authority had been tasked to clarify a number of matters relating to policies:

- retail policies in Hoveton Town centre
- residential moorings – where these could be permitted and
- possible sites for St Olaves.

Officers had responded providing a few minor changes, some more significant and generic related. The Authority had very recently received some preliminary comments from the Inspector and would be responding to this preliminary feedback. Once the final report was received, which would not be until mid-January 2019, there would be Modifications to the Local Plan which would be the subject of a formal consultation. The Authority meeting on 23 November 2018 had agreed that in the interests of expediency, the Chief Executive in consultation with the Chair of the Authority and Chair of Planning Committee had been delegated to authorise the consultation on the Modifications once the Inspector's instructions were received.

The Head of Planning expressed disappointment at the further delay but officers were endeavouring to be as efficient as possible. It was hoped that the Local Plan could be adopted in May 2019. Once adopted it would be necessary to examine compliance with the new NPPF, although they were content that the Local Plan currently met its requirements.

#### RESOLVED

that the report is noted.

### **5/13 Tree Preservation Orders**

The Committee received a report and presentation identifying two new Tree Preservation Orders for confirmation following consultation. Tree Preservation Orders were served on trees considered to be under threat in August 2018 at

- BA/2018/0020/TPO Little Barn, Low Road, Shipmeadow in Suffolk covering 10 Beech and 1 Elm and
- BA/2018/0021/TPO The Old Vicarage, Horning Road, Hoveton St John, Norfolk covering mixed species including Ash, Beech, Bay, Copper Beech, Cedar, Lawson Cypress, Leyland Cypress, Lime Laurel, Norway Spruce, Oak, Scots Pine, Sycamore.

There was a statutory six week consultation period during which no objections were received to either of the provisional TPOs. One representation referred to the recent work which had prompted the serving of the provisional order at Shipmeadow.

It was noted that TPOs did not prevent work being undertaken on trees only that their management should be appropriate and agreed by the Authority. Officers encouraged landowners to enter into a management agreement for the trees so as not to require continued applications to the Authority.

The Historic Environment Manager confirmed that the Authority had completed the review of existing TPOs earlier in the year. It would continue to review these regularly and bring any new orders to the Committee as required.

RESOLVED unanimously

that the two new TPOs – BA/2018/0020/TPO at the Little Barn, Shipmeadow and BA/2018/0021/TPO The Old Vicarage, Horning Road, Hoveton St John be confirmed.

#### **5/14 Appeals to the Secretary of State**

The Committee received a schedule of decisions to the Secretary of State since 1 June 2018. The Authority had at last received the start date for the appeal concerning the conditions attached to the outline permission for development at Hedera House, Thurne.

RESOLVED

that the report be noted.

#### **5/15 Decisions Made by Officers under Delegated Powers**

The Committee received a schedule of decisions made by officers under delegated powers from 25 October 2018 to 22 November 2018. There were no applications which had resulted from the monitoring programme, which was pleasing to note.

RESOLVED

that the report be noted.

#### **5/16 Circular 28/83: Publication by Local Authorities of Information about the Handling of Planning Applications**

The Committee received a report setting out the development control statistics for the quarter ending 30 September 2018.

RESOLVED

That the report be noted and welcomed.

#### **5/17 Date of Next Meeting**

The next meeting of the Planning Committee would be held on Friday 11 January 2019 starting at 10.00 am at Yare House, 62- 64 Thorpe Road, Norwich.

The meeting concluded at 11.50 am.

CHAIRMAN

## APPENDIX 1

### Code of Conduct for Members

#### Declaration of Interests

**Committee:** Planning Committee

**Date of Meeting:** 7 December 2018

<b>Name</b>	<b>Agenda/ Minute No(s)</b>	<b>Nature of Interest (Please describe the nature of the interest)</b>
Melanie Vigo di Gallidoro All members of the Planning Committee	5/8 (2) and(3) BA/2018/0266/FUL & 0267/LBC BA/2018/0399/FUL	Broads Authority partner involved in WMM LPS project  Broads Authority is the applicant
Gail Harris	5/8(3)	Project is part of River Wensum Strategy. I am appointed by Norwich City Council and the Council is a partner in the River Wensum Strategy.
Gail Harris	Item 5/10	Appointed by Norwich City Council Greater Norwich Local Plan – extra site consultation.

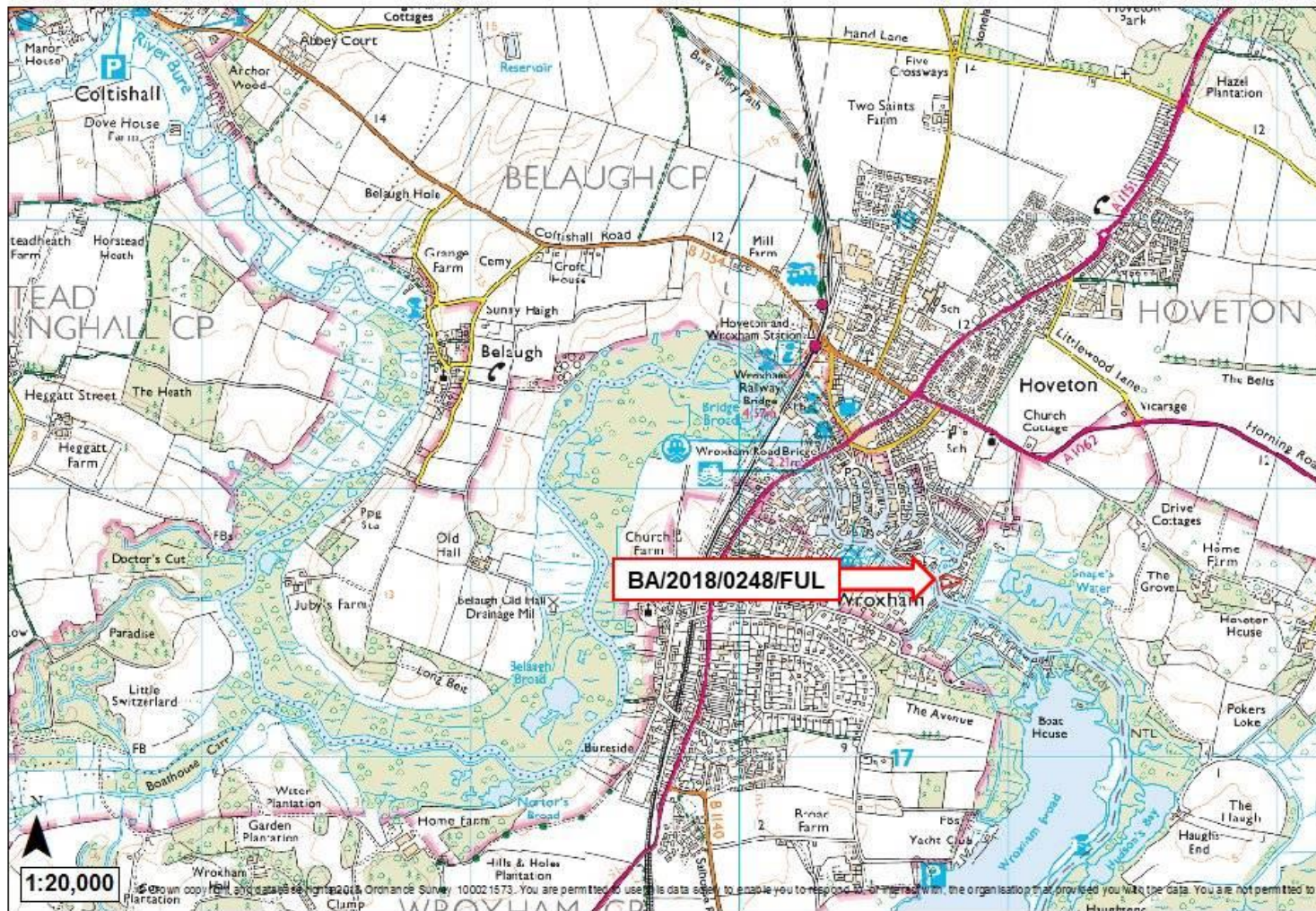
**Reference:**

BA/2018/0248/FUL

**Location:**

Wilderness, Meadow Drive, Hoveton

BA20180248FUL Wilderness, Meadow Drive, Hoveton



**Application for Determination**

<b>Parish</b>	Hoveton		
<b>Reference</b>	BA/2018/0248/FUL	<b>Target date</b>	20 September 2018
<b>Location</b>	Wilderness, Meadow Drive, Hoveton, NR12 8UN		
<b>Proposal</b>	Replacement of existing cottage with new dwelling and holiday unit.		
<b>Applicant</b>	Ms Sue Myhra		
<b>Recommendation</b>	Approve subject to conditions		
<b>Reason for referral to Committee</b>	Objections received		

**1 Description of the Site and Proposals**

- 1.1 The application site comprises a dwelling known as Wilderness, formerly Jaganda, and the adjacent garden plot sited between Wilderness and Cedar Lodge, located at the southern end of Meadow Drive, Hoveton. Wilderness fronts onto the River Bure, whilst the garden plot is on the corner of the River Bure. A dyke runs off the river in a north-easterly direction. Wilderness is a reasonably sized dwelling of a storey and a half, with timber boarded walls and a roof of cedar shingles; it is currently in use as a holiday let. The property features a detached conservatory with adjoining canopy and an open sided boat shelter over a mooring cut to the river side of the dwelling, and two adjoined single garages and two sheds to the road side of the dwelling. The garden plot was incorporated into the residential curtilage of Wilderness under a 2014 consent and features a mooring cut and a timber shed adjacent to the mooring cut. In 2018 planning permission was granted for the construction of a detached garage at the eastern end of the site which has been constructed since the submission of this application.
- 1.2 Development along Meadow Drive varies in character. To the north, large, brick built dwellings front the road with long curtilages that extend down to the dyke. The street scene is rather suburban in character and there are no views of the water. The road then becomes private as it turns to the south and the dwellings become smaller in scale and lightweight in construction and appearance. These dwellings sit in generally smaller plots and address the water with mooring related development such as cuts along the dyke. At the far southern end of the road the plots and dwellings become larger again and



fan round a bend in the river. It is at this southern end of the road where the application site lies. Dwellings at this location are generally one and a half storey with rooms in the roof and some noticeable variance in building height.

- 1.3 This site is in flood zone 3 and partly within the adopted development boundary for Hoveton and Wroxham.
- 1.4 The proposal seeks to replace the existing dwelling with a more contemporary dwelling both in terms of its appearance and the standard of accommodation, and to construct an additional dwelling on the garden plot. The replacement dwelling would be utilised as private residential accommodation, the additional dwelling would be utilised as holiday accommodation. All the outbuildings on site aside from the recently constructed garage would be removed.
- 1.5 It is noted that the scheme as originally submitted proposed a two storey replacement dwelling with a shallow pitched roof. Following discussion between officers from the Broads Authority and the applicant and their agents a revised scheme was submitted proposing a one and a half storey dwelling with a noticeably steeper roof pitch. The amended scheme was the subject of a second consultation.
- 1.6 The replacement dwelling would bring the built form 4.2m closer to the river, maintaining a separation from the riverbank of 23.5m. The main body of the replacement dwelling would have a width of 8.6m, a depth of 14.6m, and a ridge height of 9.1m, with an additional side projection with a width of 4.0m and a ridge height of 7.9m. The additional dwelling would have a width of 6.9m, a depth of 8.25m, and a ridge height of 7.55m. Both properties would be raised above ground level by 0.65m and both include raised terraces to the river fronting elevation. The replacement dwelling features two Juliette balconies fronting the river; the additional dwelling features a standard balcony fronting the river.
- 1.7 The finish of the replacement dwelling would be a mix of horizontal weatherboarding, painted brick, and painted render, with a roof of zinc aluminium sheeting or slate tiles. The finish of the additional dwelling would be horizontal weatherboarding, with a roof of zinc aluminium sheeting or slate tiles. Windows to both properties would be powder coated aluminium.

## **2 Site history**

### Wilderness

- 2.1 In 1993 consent was granted for a pitched roof to replace flat roof and alterations to dwelling (BA/1993/2477/HISTAP).
- 2.2 In 1994 consent was granted for a wet boat house (BA/1994/2432/HISTAP).
- 2.3 In 2003 consent was granted for the construction of dinghy mooring dock and slipway (BA/2003/1472/HISTAP).
- 2.4 In 2011 consent was granted for a dormer extension (BA/2011/0350/FUL).

- 2.5 In 2014 consent was granted for the change of use of the land from mooring plot to residential to form part of the garden to The Wilderness (BA/2014/0350/CU).
- 2.6 In 2015 consent was granted the replacement of the existing detached garden room (BA/2015/0061/HOUSEH).
- 2.7 In 2017 advice was given regarding a proposed replacement dwelling (BA/2017/0119/PREAPP).
- 2.8 In 2018 consent was granted for a garage/workshop (BA/2018/0093/HOUSEH).

### **3. Consultation**

Parish Council - The Parish Council originally objected to the scheme due to the height of the replacement dwelling, but responded stating no objection to the amended scheme. Additionally they raised concerns about the sewage system in this location, suggesting that any grant of planning permission should be subject to a condition that the additional dwelling should not be constructed until sewerage problems have been resolved by Anglian Water.

District Member - The District Member originally objected to the scheme due to the siting and scale, mass and ridge height of the replacement dwelling, and the impact on sewer capacity. Responding to the amended scheme the District Member commented that the concerns regarding the size and siting of the replacement dwelling were substantially addressed, but restated concerns regarding the impact of potentially much greater foul water discharge into the Meadow Drive sewer.

Broads Society - The Broads Society has objected to the original and amended scheme citing concerns at over development of the site and the visual impact which they consider to be over dominant.

Environment Agency - No objection subject to conditions.

BA Ecologist - No objection subject to conditions.

BA Tree Officer - No objection subject to conditions.

### **Representations**

Four letters were received raising issues summarised as follows:

- Building is rather large and is sited too near the river.
- Already too many holiday lets in this location.
- Landscape impacts from siting dwellings closer to the river.
- Impact on views from neighbouring properties.
- The revised build line and proposed height / bulk of the building would be intrusive to the immediate neighbours.
- Sewage issues

## 4 Policies

- 4.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

Core Strategy (adopted 2007)

[Core Strategy Adopted September 2007 pdf](#)

CS1 - Landscape Protection and Enhancement

Development Management Policies DPD (adopted 2011)

[Development-Plan-document](#)

DP1 - Natural Environment

DP2 - Landscape and Trees

DP4 - Design

DP29 - Development on Sites with a High Probability of Flooding

Site Specific Policies Local Plan (adopted 2014)

[http://www.broads-authority.gov.uk/\\_data/assets/pdf\\_file/0009/469620/Adopted-Site-Specific-Policies-Local-Plan-11-July-2014-with-front-cover.pdf](http://www.broads-authority.gov.uk/_data/assets/pdf_file/0009/469620/Adopted-Site-Specific-Policies-Local-Plan-11-July-2014-with-front-cover.pdf)

(Pages 58 – 63)

HOV1 - Development Boundary

- 4.2 The following Policies have been assessed for consistency with the NPPF and have found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

Core Strategy (adopted 2007) [Core Strategy Adopted September 2007 pdf](#)

CS18 - Sustainable Patterns of Development

CS20 - Development within Flood Risk Zones

Development Management Policies DPD (adopted 2011)

[Development-Plan-document](#)

DP22 - Residential Development within Defined Development Boundaries

DP24 - Replacement Dwellings

DP28 - Amenity

- 4.3 Other Material Considerations

National Planning Policy Framework (NPPF)

[NPPF](#)

National Planning Policy Guidance (NPPG)

<http://planningguidance.planningportal.gov.uk/>

## **Neighbourhood plans**

- 4.4 There is no neighbourhood plan in force in this area.

## **5 Assessment**

- 5.1 The proposal is for the demolition of the existing dwelling, the erection of a replacement dwelling for use as private residential accommodation, and the erection of an additional dwelling for use as holiday accommodation. The main issues in the determination of this application are the principle of the development, design, landscape, neighbour amenity, trees and biodiversity, flood risk, and the impact on the local sewage network.

### Principle of development

- 5.2 In terms of the replacement dwelling, these are in principle acceptable on a one-to-one basis both within and outside development boundaries. The existing dwelling is a reasonable example of a riverside chalet, but has been developed over the years in a way that has diluted its original charm and its loss is not resisted.
- 5.3 Considering the replacement dwelling, the site is located within a defined development boundary and therefore the proposal would be acceptable with regard to Policy DP22 of the Development Management Policies DPD and Policy HOV1 of the Site Specifics Local Plan which permit new residential development within development boundaries. Policy HOV1 cites the limited availability for development of undeveloped land or underused strips, and notes that there has long been a gradual renewal and replacement of buildings.
- 5.4 Overall, it is considered that the development proposed accords with the policy approach taken and is therefore acceptable in principle.

### Design and siting

- 5.5 Policy DP4 requires that development must be of a high quality design and appropriate in terms of scale, form and massing when considered in the context of the site, neighbouring development, and the surrounding landscape, streetscape and waterscape. The first consideration must be the proposed siting of the two dwellings, which moves the residential built form closer to the river by 4.2m for the replacement dwelling and 4.9m for the new unit. The siting of dwellings on this section of Meadow Drive does not follow a clear pattern, in that it lacks consistency, and does not obviously respond to the course of the river and dyke in that some dwellings are closer to the river and some maintain a greater separation. This pattern is evident at dwellings to the east of the application site which front the River Bure, and is particularly apparent to the north of the application site where these front the dyke. The two properties immediately north of the application site feature one dwelling close to the river and one house close to the road and a 10 metre separation

between rear and front building line. This underlines the difference in approach at different sites, and this difference in siting, along with the fairly minimal forward projection at 4.2m and 4.9m, would be acceptable in terms of the context of neighbouring development and the appearance of the area.

- 5.6 There is a range of residential building types at the southern end of Meadow Drive with the most recurrent form being one and half storey dwellings where fairly steep pitched roofs allow for living accommodation in the roof space to be provided through the use of dormers or prominent gables. The proposed dwelling seeks to utilise both approaches, something that has been done at properties further north along Meadow Drive. This ensures the overall height of the buildings remains reasonable and the presence of the dwellings is not overbearing; the fairly steep roof pitch is something that is fairly common in this area, principally to allow for use of the roof for habitable accommodation. Both properties retain a simple and balanced appearance, roof projections are subservient in form and size, and the overall appearance picks up on the form which is characteristic of the area. It is accepted that the replacement dwelling would be noticeably taller than the existing dwelling, however, the size of the proposed building is not excessive, and there are examples of tall properties in the surrounding area including at the neighbouring site. Furthermore, given the size of the site, the proposed dwelling is considered to be of a reasonable size with adequate separation to flank boundaries, broadly corresponding with neighbouring development.
- 5.7 The proposed dwelling is therefore considered acceptable with regard to DP4 of the Development Management Policies DPD.

### Landscape

- 5.8 The site is located on the northern bank of the River Bure on a flat site with a backdrop of trees which is visible between properties. The landscape character is of a predominantly developed nature, although in departing the centre of Hoveton/Wroxham development is low key and trees become more prevalent, although the unmistakable presence of human activity is clearly evident. In proposing a one and a half storey development this would ensure a form and scale of development which, in corresponding reasonably to neighbouring development, would not have an adverse impact on the landscape character of the area.
- 5.9 The scale and orientation are characteristic of development on this section of the river and, alongside the form and appearance, are considered to represent an acceptable approach to development at this site, which would assimilate well with its surroundings and have no discernible impact on the landscape character of the area. The siting of the dwellings closer to the river would not be detrimental to landscape, the dwellings from any river view would always be seen in the context of surrounding development and would not be unnecessarily prominent or appear out of place. In this respect the proposed dwelling is acceptable with regard to Policy DP2 of the Development Management Policies DPD, and Policy CS1 of the Core Strategy.

## Amenity

- 5.10 Considering first the proposed replacement residential dwelling, this would result in a dwelling to a maximum height of 9.12m and eaves height of 4.5m. The separation to the adjacent boundary is around 6 metres, this is considered sufficient to ensure no undue impact on neighbouring amenity in terms of light and outlook. The siting of this dwelling 4.2m closer to the river could potentially have some impact on views from the neighbouring property, but this would be at a very tight angle. It is noted that there are existing trees which would mostly obscure the view as it currently exists, and finally views are not protected in planning. Therefore this is not a material consideration in the assessment of this proposal. It is therefore considered that the proposed replacement residential dwelling would not have an unacceptable impact on neighbouring amenity.
- 5.11 The proposed new holiday dwelling would result in a dwelling to a maximum height of 7.55m and eaves height of 3.6m, with a separation to the adjacent boundary of 1.8m. The dwelling would project forward of the adjacent dwelling river fronting building line by approximately 4.9m. Whilst this may appear a curious approach, taking into account the siting of the neighbouring property to the north, it is in considering this dwelling that such an approach emerges as a careful strategy. The design of the neighbouring dwelling is such that the flank elevation has 8 windows, 4 at ground floor and 4 at first floor, which face the subject property. If the proposal was for a building sited alongside the neighbouring dwelling then this would give strong grounds for refusal on the basis of loss of light and outlook. By siting the proposed building closer to the river it minimises the impact as it is no longer directly in front of habitable room windows to the most extent. There would be an overlap of approximately 2.4m at the western end of the neighbouring dwelling. However, it is noted that the window in the roof dormer at this end is obscure glazed, and the ground floor window forms part of a dual aspect room and would not be a sole or principal source of light and outlook. Whilst there may be some loss of view, as noted above, views are not protected in planning, therefore this is not a material consideration in the assessment of this proposal. Any impact on the river fronting elevation would be less pronounced as the proposed building is sited to the side of that aspect. There is a reasonable level of planting on this section of the boundary in the control of the neighbouring residents, which would assist in softening the appearance of the proposed building when viewed from the neighbouring dwelling and adjacent amenity space.
- 5.12 Overall, it is considered on balance that the proposal would not result in undue impact on neighbouring amenity in terms of amenity and outlook.
- 5.13 In terms of privacy, both of the neighbouring dwellings feature windows facing the subject site. However, this in itself is not a reason for refusal and the existing site conditions are a consideration, as is the location on the river front and the limits on privacy consequent on this. There are windows in the flank of the existing dwelling facing south and windows in the same flank of the proposed residential dwelling, so, given the location of the windows and use of the rooms in question, along with the separation to the boundary and the

existing boundary treatment, it is not considered that there would be an unacceptable loss of privacy for the residents of the neighbouring dwelling. At first floor level there is only one window, which would service a dressing room. Although this is not treated as a habitable room for purposes of amenity, it would not be unreasonable to require an obscure glazed window to ensure privacy of neighbours is protected.

- 5.14 Externally, a fairly sizeable raised terrace is proposed to the river fronting elevation of the replacement dwelling. Whilst this may increase the potential for overlooking when compared to the existing modestly sized terrace, taking into account the siting of the terrace in relation to the neighbouring property, the separation to the boundary, and generally open nature of the amenity space in this location fronting the river, it is considered that there would not be an undue loss of privacy for neighbouring residents.
- 5.15 As noted above there are numerous windows in the flank elevation of the neighbouring dwelling to the north. The proposed holiday dwelling does not feature any windows at first floor on the flank. There are two ground floor windows, one serving a kitchen which given the difference in the siting of the properties does not face directly into the neighbouring dwelling, and the other serves a shower room and as such can be conditioned to be obscure glazed, thereby reasonably ensuring the privacy of neighbouring residents. A fairly sizeable raised terrace at ground floor and a balcony at first floor with a projection of 1.15m are proposed to the river fronting elevation, taking into account the siting of the terrace and balcony in relation to the neighbouring property, the existing boundary treatment, and generally open nature of the amenity space in this location fronting the river, it is considered that there would not be an undue loss of privacy for neighbouring residents.

#### Flood Risk

- 5.16 The subject site is located within flood zone 3. The Environment Agency (EA) initially raised an objection with regard to flood risk, however, following discussions it was considered correct to classify the garden plot portion of the site as flood zone 3a. Consideration was given to the existing and proposed development footprints which overall resulted in a small reduction of footprint, the pattern of surrounding development and the established uses along Meadow Drive and adjacent roads. As a consequence of this consideration, the EA removed the holding objection on flood risk grounds subject to conditions and the application of the sequential and exception tests.
- 5.17 The NPPF seeks a position where inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. It goes on to state that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The subject site is within a well-established location for residential development and within a defined development boundary. This makes it a fairly rare site within Hoveton. There are no reasonably available alternative sites

appropriate for this type of development so, with this in mind, it is considered that the proposed development passes the sequential test.

- 5.18 In terms of the exceptions test, a development must provide sustainability benefits to the community, and be safe for its lifetime without increasing flood elsewhere, and, where possible, reduce flood risk overall. The proposal would continue to provide a unit of holiday accommodation which would contribute to the economy of Hoveton and the immediate surrounding area, which is considered to be of benefit to the sustainability of Hoveton in terms of contributing to its viability. The proposed dwellings would achieve a floor level 1.79m above ordnance level (AOD) which is at the 1% (1 in 100) annual probability event. This has been assessed by the EA and considered sufficient. The existing dwelling has a floor level of 1.37m AOD, and the site currently features a number of structures with no raised floor level. The proposed buildings would be raised and allow flood waters to flow beneath so this will contribute to a reduction in flooding elsewhere as capacity has been marginally improved at the site. With this assessment in mind it is considered that the proposed development passes the exception test.
- 5.19 The submitted Flood Risk Assessment recommends that the owners of the residential dwelling and the manager of the holiday dwelling register with the EA's 'Flood Warnings Direct' which would help ensure that people at the site have reasonable warning of any flood dangers and can take action to stay safe. A flood response plan should be prepared for both properties to contribute to the safety of those present at the site during extreme weather events; this can be secured by condition. The proposed development is therefore considered acceptable with regard to DP29 of the Development Management Policies DPD.

#### Impact on sewage infrastructure

- 5.20 Objections were initially received from the EA, the District Member, and in neighbour representations in respect of the waste water which would arise from the site. This is a current and ongoing issue as there are confirmed reports of very localised effluent release/garden flooding problems and loss of sewer facilities. This is reported to occur regularly, including after rainfall events and at certain tidal states and when the sewer is flooded. Anglian Water is aware of the problem and is investigating. There is concern that any additional inputs to the system will exacerbate existing problems.
- 5.21 The proposed replacement dwelling does not increase the provision of accommodation over and above that present in the existing dwelling and therefore would not increase waste water discharge. The proposed holiday dwelling is a 2-bed unit which would increase waste water discharge at this site, although this is considered to be a very low level addition.
- 5.22 It should be noted that there is a not dissimilar situation at Horning, where there is flooding, including foul water flooding, in certain circumstances. In the Horning case, it is as a result of the treatment plant there operating at above capacity, meaning that it cannot satisfactorily process the existing flows.



Consequently, the Horning area is subject to a Joint Position Statement on development in the Horning Water Recycling Centre catchment which seeks to prevent additional inputs to the local system pending upgrading works. This Position Statement is a material planning consideration in the assessment of any proposal and may be used to justify a refusal of planning permission.

- 5.23 It must be noted that, notwithstanding the documented issues in this part of Hoveton, there is no Position Statement in place in Hoveton, and nor is one likely to be prepared pending the conclusion of the investigation of the causes of the issues here. The principle of a Position Statement has not been discounted by any of the parties involved in investigating the matter (which includes North Norfolk District Council, however, there is nothing currently under consideration. Accordingly, there is no material basis upon which to refuse an application on this ground alone, particularly when the scale of additional waste water discharge is considered.
- 5.24 The EA have carefully considered their position and recommend that should Anglian Water consider the issue is not resolvable in the short term, that a planning condition could be included as part of any grant of planning permission to address the additional waste water potential at the site. A condition covering the provision of a foul water strategy is proposed and this can cover this matter as required.

#### Biodiversity

- 5.25 The proposal has been assessed the Authority's ecologist who has raised no objections subject to conditions regarding the demolition and construction works. To improve biodiversity at the site enhancement measures for bats and birds would be secured through planning condition.

#### Trees

- 5.26 The applicants have submitted an arboricultural impact assessment and method statement for the proposed development and this has been assessed by the Authority's Tree Officer. He has proposed that with the removal of several trees some compensatory planting should be provided, this can be secured by planning condition.

### **6. Conclusion**

- 6.1 The proposed redevelopment of the site is acceptable in principle and given the size of the plot and its location in a well established part of Hoveton, the provision of a replacement residential dwelling and a dwelling for holiday use is considered an appropriate use of the site. The proposed dwellings are of a scale and design which would sit well in this location and reasonably complement surrounding development. The siting forward of the existing building line has been well thought out and is considered to be justified. The development would not be detrimental to the character of the surrounding area or the river scene, and would not unduly impact on the amenity and

privacy enjoyed by neighbouring residents. The proposal is considered acceptable with regard to flood risk and foul water disposal.

## **7. Recommendation**

Approve subject to conditions

- i. Standard time limit;
- ii. In accordance with submitted plans;
- iii. Details of materials;
- iv. Details of landscaping scheme;
- v. Approved landscaping scheme to be implemented in next available planting season following development;
- vi. Any tree or plant that dies within 10 years to be replaced;
- vii. Restriction on works to trees, shrubs, or hedgerows for 10 years;
- viii. Works to be carried out in accordance with submitted Arboricultural Impact Assessment;
- ix. Details of foul drainage strategy
- x. In accordance with flood risk assessment;
- xi. Finished floor levels of residential dwelling above 1.79m AOD;
- xii. Finished floor levels of holiday dwelling above 1.79m AOD;
- xiii. Details of flood response plans;
- xiv. Site check by ecologist prior to demolition;
- xv. Bat and bird mitigation measures and enhancements;
- xvi. External lighting scheme;
- xvii. Restriction on holiday dwelling use - type of use, duration of stay, register of bookings; and
- xviii. Remove permitted development rights

## **8 Reason for Recommendation**

- 8.1 The proposal is considered to be in accordance with Policies CS1, CS18, and CS20 of the Core Strategy (2007), Policies DP1, DP2, DP4, DP22, DP28, and DP29 of the Development Plan Document (2011), Policy HOV1 of the Site Specific Policies Local Plan, and the National Planning Policy Framework (2018) which is a material consideration in the determination of this application.

List of Appendices:      Location Plan

Background papers:      Application File BA/2018/0248/FUL

Author:                      Nigel Catherall  
Date of Report:            19 December 2018

BA20180248FUL Wilderness, Meadow Drive, Hoveton



**Enforcement Update**  
Report by Head of Planning

**Summary:** This table shows the monthly updates on enforcement matters.  
**Recommendation:** That the report be noted.

## 1 Introduction

1.1 This table shows the monthly update report on enforcement matters.

Committee Date	Location	Infringement	Action taken and current situation
10 October 2014	Wherry Hotel, Bridge Road, Oulton Broad –	Unauthorised installation of refrigeration unit.	<ul style="list-style-type: none"> <li>• Authorisation granted for the serving of an Enforcement Notice seeking removal of the refrigeration unit, in consultation with the Solicitor, with a compliance period of three months; and authority be given for prosecution should the enforcement notice not be complied with</li> <li>• Planning Contravention Notice served</li> <li>• Negotiations underway</li> <li>• Planning Application received</li> <li>• Planning permission granted 12 March 2015. Operator given six months for compliance</li> <li>• Additional period of compliance extended to end of December 2015</li> <li>• Compliance not achieved. Negotiations underway</li> <li>• Planning Application received 10 May 2016 and under</li> </ul>

Committee Date	Location	Infringement	Action taken and current situation
			<p>consideration</p> <ul style="list-style-type: none"> <li>• Scheme for whole site in preparation, with implementation planned for 2016/17. Further applications required</li> <li>• Application for extension submitted 10 July 2017, including comprehensive landscaping proposals (BA/2017/0237/FUL)</li> <li>• Further details under consideration.</li> <li>• Application approved and compliance to be monitored in autumn</li> <li>• <b>In monitoring programme</b></li> </ul>
3 March 2017	Burghwood Barns Burghwood Road, Ormesby St Michael	Unauthorised development of agricultural land as residential curtilage	<ul style="list-style-type: none"> <li>• Authority given to serve an Enforcement Notice requiring the reinstatement to agriculture within 3 months of the land not covered by permission (for BA/2016/0444/FUL;</li> <li>• if a scheme is not forthcoming and compliance has not been achieved, authority given to proceed to prosecution.</li> <li>• Enforcement Notice served on 8 March 2017 with compliance date 19 July 2017.</li> <li>• Appeal against Enforcement Notice submitted 13 April 2017, start date 22 May 2017 (See Appeals Schedule)</li> <li>• Planning application received on 30 May 2017 for retention of works as built.</li> <li>• Application deferred pending appeal decision.</li> <li>• Application refused 13 October 2017</li> <li>• Appeal dismissed 9 January 2018, with compliance period varied to allow 6 months.</li> <li>• Compliance with Enforcement Notice required by 9 July 2018.</li> <li>• Site inspected on 21 February in respect of other</li> </ul>

Committee Date	Location	Infringement	Action taken and current situation
			<p>conditions.</p> <ul style="list-style-type: none"> <li>• Site monitoring on-going, with next compliance deadline 31 March 2018</li> <li>• Site inspected 8 May 2018. Compliance underway in accordance with agreed timescales. Next monitoring scheduled for July 2018.</li> <li>• No further works undertaken, so non-compliance with Enforcement Notice</li> <li>• Operator given to 6 August 2018 to comply. Compliance not achieved.</li> <li>• Prosecution proceedings commenced.</li> <li>• Breach of Condition Notices issued on 30 August 2018 in respect of non-compliance with conditions 3, 4 and 5 of BA/2016/0444/FUL.</li> <li>• Provisional Court date 18 December 2018</li> <li>• <b>Works towards compliance underway and being monitored</b></li> <li>• <b>Court appearance adjourned to 29 January 2019</b></li> </ul>
<p>31 March 2017</p> <p>26 May 2017</p>	Former Marina Keys, Great Yarmouth	Untidy land and buildings	<ul style="list-style-type: none"> <li>• Authority granted to serve Section 215 Notices</li> <li>• First warning letter sent 13 April 2017 with compliance date of 9 May.</li> <li>• Some improvements made, but further works required by 15 June 2017. Regular monitoring of the site to be continued.</li> <li>• Monitoring</li> <li>• Further vandalism and deterioration.</li> <li>• Site being monitored and discussions with landowner</li> <li>• Landowner proposals unacceptable. Further deadline given.</li> </ul>

Committee Date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> <li>• Case under review</li> <li>• Negotiations underway</li> <li>• Planning Application under consideration</li> <li>• <b>Planning application withdrawn and negotiations underway regarding re-submission</b></li> </ul>
14 September 2018	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravans	<ul style="list-style-type: none"> <li>• 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.</li> <li>• <b>Site being monitored</b></li> </ul>

## 2 Financial Implications

2.1 Financial implications of pursuing individual cases are reported on a site by site basis.

Background papers: BA Enforcement files  
Author: Cally Smith  
Date of report: 18 December 2018

Appendices: Nil

**Consultation Documents Update and Proposed Responses**  
Report by Planning Policy Officer

<b>Summary:</b>	This report informs the Committee of the Officers' proposed response to planning policy consultations recently received, and invites any comments or guidance the Committee may have.
<b>Recommendation:</b>	That the report be noted and the nature of the proposed response be endorsed.

## **1 Introduction**

- 1.1 Appendix 1 shows selected planning policy consultation documents received by the Authority since the last Planning Committee meeting, together with the officer's proposed response.
- 1.2 The Committee's endorsement, comments or guidance are invited.

## **2 Financial Implications**

- 2.1 There are no financial implications.

Background papers: None

Author: Natalie Beal  
Date of report: 18 December 2018

Appendices: APPENDIX 1 – Schedule of Planning Policy Consultations received.



### Planning Policy Consultations Received

<b>ORGANISATION:</b>	Waveney District Council
<b>DOCUMENT:</b>	Main Modifications consultation – Local Plan
<b>LINK</b>	<ul style="list-style-type: none"> <li>• <a href="#">Inspector's Letter to the Council</a></li> <li>• <a href="#">Main Modifications</a></li> <li>• <a href="#">Addendum to Sustainability Appraisal Report</a></li> <li>• <a href="#">Revised Habitats Regulations Assessment</a></li> <li>• <a href="#">Local Plan incorporating proposed modifications</a></li> </ul>
<b>DUE DATE:</b>	28 January 2019
<b>STATUS:</b>	Main Modifications
<b>PROPOSED LEVEL:</b>	Planning Committee endorsed
<b>NOTES:</b>	<p>WDC are now consulting on their proposed modifications to their Local Plan.</p> <p>Here are our the comments we submitted at the pre-submission consultation stage:  <a href="http://www.broads-authority.gov.uk/_data/assets/pdf_file/0008/1217762/Consultation-Documents-Proposed-responses-Waveney-DC-presubmission-Local-Planpc250518.pdf">http://www.broads-authority.gov.uk/_data/assets/pdf_file/0008/1217762/Consultation-Documents-Proposed-responses-Waveney-DC-presubmission-Local-Planpc250518.pdf</a></p> <p>The following comments are re-iterated from our initial response. It is not clear why they have not been taken on board.</p> <p>The proposed changes do not appear to cause concern and seem acceptable.</p>
<b>PROPOSED RESPONSE:</b>	<p>The Broads Authority is disappointed that the following straight forward amendments have not been made. The Authority is not aware of the reason for not making these fairly simple changes which can only serve to improve the Local Plan and ensure the protection and enhancement of the Broads, which has a status equivalent to a National Park. The following comments were made at the pre-submission consultation and are made again.</p> <p>8.86 – we asked that this mentions the Broads. It is not clear why this simple change has not been made. We request this is made again. The Broads is equivalent to a National Park and is an asset to Waveney and therefore should be included in this paragraph.</p> <p>WLP8.27 – we asked that this policy mentioned impact on areas like the Broads. We suggested this text: 'There are no adverse impacts on important landscapes of the Broads and AONB'. The Broads Landscape Sensitivity Study is of relevance to this policy as it refers to sensitivity from solar farms and wind turbines not just within the Broads, but nearby. As written it is not consistent with National Policy and is not effective as the Broads is a cross boundary strategic priority.</p> <p>5.206 – we pointed out that this is a statement rather than an instruction and it has not been changed. It needs to end saying '...and these documents may be of relevance to scheme proposals near to the boundary with the Broads and developers/promotes</p>

	<p>should refer to them'</p> <p>WLP8.35 – whilst the sentiment of protecting dark skies is very much welcomed, the use of the word 'should' is weak and could be seen as guidance rather than a requirement. It is not clear why this requirement is so weak and we seek stronger wording such as 'is required to'.</p>
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**Broads Authority  
Heritage Asset Review Group**

Notes of Meeting held on Friday 7 December starting at 12 noon

**Present:**

Melanie Vigo di Gallidoro – in the Chair  
Mike Barnard  
Bill Dickson  
Haydn Thirtle

**In attendance**

Sandra Beckett – Administrative Officer (Governance)  
Will Burchnall – Programme Manager, Water Mills and Marshes:  
Landscape Partnership Scheme (WMM)  
Ben Hogg – Historic Environment Manager  
Prue Smith – Consultant on Cultural Heritage

**24/1 Apologies for absence and welcome**

Apologies were received from Jacquie Burgess, Bruce Keith and Paul Rice

**24/2 To receive the note of the meeting held on 23 March 2018**

The Note of the twenty-third meeting of HARG held on 23 March 2018 was received as a correct record.

**24/3 Points of Information arising from the last meeting**

The Historic Environment Manager reported on the following:

**Bridge Farmhouse, Low Road, Mettingham** Following the catastrophic fire, this had now been delisted and was removed from the Historic Buildings National list although a planning application was anticipated.

**Manor Farm House, Thurne** This had also been delisted

No further information had been received from the owners on either of these buildings.

**High's Mill House, Potter Heigham.** The mill was now under new ownership and the owner had taken the Authority's advice on board. The millwright, Richard Seago had been working on the mill which now had its cap completed. It was heartening to see the mill being restored to such a high standard and making such a contribution to the landscape.

## 24/4 Heritage at Risk

### 24/4(1) Buildings at Risk Schedule December 2018

The Historic Environment Manager provided the Group with the updated Schedules relating to the Buildings At Risk Survey as well as the Schedule relating to current and potential Enforcement issues.

It was noted that the planning and listed building consent for **Common Farmhouse, Burgh St Margaret, Fleggburgh** had been approved at the Planning Committee meeting on 2 March 2018. Officers had been talking to the owner throughout the summer about a more practical logical process for the phasing of the repairs, this had now been agreed and approval given for a variation of the conditions. Work had not yet started but Officers would continue to monitor the progress.

**Six Mile House Drainage Mill, Chedgrave Marshes Haddiscoe** This was given planning permission at the Planning Committee meeting prior to this meeting as part of the WMM LPS project. Dutch engineers employed as part of the contract have been to assess all of the mills and were due to come to the area in the new year to provide further advice.

**Coach House and Stables at the Priory Woodbastwick** Officers were due to undertake a site visit in Spring 2019 for the annual monitoring.

**Brick Barn, Hill Farm, Gillingham** –An application for conversion of the dwelling /holiday let had now been received. Discussions were now ongoing as to how to preserve the “window” feature in the gable end of the building.

### Mills

With reference to the Mills within the schedule, most came within the Water Mills and Marshes Landscape Partnership Scheme project .

**Lock Gate Mill Breydon** – this was scheduled into the works programme under the LPS Scheme for 2019 – 20 with similar work required as for Six Mile House Drainage Mill.

**Tunstall Dyke and Tunstall Smock Mills at Halvergate**, Although the owners had been reluctant to engage with the LPS scheme initially, since they considered that clearing of the vegetation from the structure might encourage trespass, the owners had now agreed to meet with Officers on 13 December 2018. Officers had made the owners aware of their responsibilities for heritage assets. Now that good progress was being made on the LPS it was hoped that the owner would be more willing to be associated with the project.

It was pleasing to note that the repair works on the Mills seemed to be progressing well as a result of the LPS.

The Historic Environment Manager was pleased to report that some work on the ***Grade II Listed 34 Bridge Street, Bungay formerly known as the Music House*** had taken place. The cornice on the front of the house had been repaired and decorated, which had made the area beneath safe for the public. Prue Smith was in contact with the owner.

The Group welcomed the progress report.

**24/4(2) Enforcement Issue: Manor House Ashby with Oby**

The schedule for the replacement windows and doors was phased over a period of 10 years, with 5 years having now passed. It was noted that it would be advantageous for some works to be carried out on a regular basis so as there was not a significant financial commitment near to the end of the compliance period. Although some work had been carried out, unfortunately no further progress had been made since the last HARG meeting. Officers would be visiting the owner in the new year.

**24/5 Conservation Area Re-Appraisals Update**

Progress was reported on the following Conservation Areas.

**(1) East and West Somerton Conservation Area (CA) Re-Appraisal**

It was noted that the Somerton Conservation Area Re-Appraisal had been adopted by the Authority at the meeting on 23 November 2018 following consideration by the Planning Committee on 12 October 2018. The boundary had taken account of the views of the parish council and as well as excluding the property at the south west corner of the farmyard (Sunways), the farmyard of Staithe Farm House had also been excluded.

**(2) Ludham and Horning Conservation Area Re-Appraisals**

It was noted that there were now only 2 Conservation Areas out of the 25 that required re-appraisal – Ludham and Horning. Both of these areas shared boundaries with North Norfolk District with the majority being outside the Broads area. However, given that substantial and significant parts were contained within the Executive Area, the Authority was carrying out the appraisals and liaising closely with North Norfolk District Officers. Members were provided with maps of the existing CA boundaries, and indications of the existing parts considered to be possibly no longer worthy of inclusion and therefore excluded as well as possible extensions which were considered worthy of inclusion.

**(2a) Ludham**

Officers considered that there were three distinct character areas for Ludham relating to Horsefen Road, the Village itself and Staithe Road. It was noted that there had been considerable new development since the

Conservation Area had been designated originally and these had been evaluated in relation to Conservation Area status criteria. Slides of the areas were provided for information. The written narrative was intended to provide a history of how the area had developed. It was noted that there was a very active historical group within the village which had provided a wealth of material. The Group considered that this was a very interesting and good foundation for the Conservation Area appraisal consultation. They noted the proposed amendments to the original area in the accompanying map to the report and as described in the text. These included areas for removal, boundary adjustments and proposed additions.

Members of the group were invited to comment on any of the detail individually and send these to Prue Smith.

## **(2b) Horning**

Officers considered that there were four different character areas within the proposed area. These included the riverside, the village core and Crabbetts Marsh as well as the area of Upper Street, Horning, which included the Waterworks building, the church and rectory and a new building adjacent to the water works for which planning permission had recently been granted. The Group considered that this latter area of Upper Street Horning, was definitely worthy of consideration as a satellite part of the Conservation Area. It was also noted that some properties on the eastern side of Lower Street, in North Norfolk District, had Broad characteristics and been considered worthy of inclusion. The Group welcomed the proposed additions.

With reference to Crabbetts Marsh, it was noted that many of the properties behind those on the river frontage were of a different character. However, in terms of the history and pattern of development in Horning, they were none the less valuable. Many of the properties had originally been temporary but had either been replaced or become permanent.

It was noted that officers were working closely with officers from North Norfolk District on both of these Conservation Area re-appraisals.

The Group noted the Draft Timetable for the Consultation process –

- Initial contact with Parish Councils to make them aware of the process
- A Report to Planning Committee regarding the consultation process – February 2019
- Consultation process and exhibitions in the community – Spring 2019
- Responses collated and appraisal and boundary reviewed – Summer 2019
- Report to Planning Committee regarding adoption – Autumn 2019

The Historic Environment Manager commented that members would be informed of and invited to the open mornings as part of the consultation.

Their presence would be very welcome.

The Group welcomed the progress being made and supported the proposals to go forward.

## **24/6 Water, Mills and Marshes (WMM): The Broads Landscape Partnership Project**

The Programme Manager provided the Group with a presentation of some of the work being undertaken as part of the WMM project.

This included:

- Community Engagement and the Arts
- Interpretation Projects in association with NUA, UEA & Norfolk and Suffolk County Councils
- Capturing the Landscape through the WISE archive and Mill Wright archives, individual stories for a book as well as Digitising Ted Ellis' journals and notes to help promote the story of Norfolk's Naturalist.
- Education Programme for 2018/19 engaging with 18 education establishments and schools and increased contact with schools and a WMM full academic term module at Acle Primary School.
- The Chet Boat - Return of the original from preservation and Start of construction of the full scale replica in association with Lowestoft Boatbuilding College.
- Broads Hidden Heritage to include a Community Archaeology Training Programme and WWII Acle – restoring and preserving several WWII pillboxes and creating a new trail exploring the town's wartime heritage.
- The Burgh Castle Almanac providing Mental Health and Well Being through landscape engagement.
- Wild Watch – where 68 people had borrowed cameras where 12,000 images and videos of wildlife had been captured.
- Drainage Mill restoration.

With regard to the community engagement with the arts, a bid had been made to the Arts Council England for approximately £27k with £5k cash contribution from Norfolk County Council, Suffolk County Council, and Great Yarmouth Borough Council for a 3 year programme of projects in Great Yarmouth and Lowestoft. This would include a series of public events and exhibitions.

The Historic Environment Manager gave a more detailed update on the

Drainage Mill restoration work and commented that the association with Norwich City College was proving to be very successful. Sean Grimes, as the Heritage Skills Training Supervisor, was managing the construction and maintenance work along with City College tutors. He was engaging well with and encouraging students and volunteers. The relationship with City College was working well through Sean networking with Tutors and working with students in college 2 days a week in addition to site work. The work that had been completed and was ongoing were excellent examples to act as a catalyst to engage other mill owners as well as students wishing to learn heritage skills.

The Programme Manager added that Norwich City College and St Edmunds College were realising the benefits of providing such skills and were enthusiastically developing the heritage skills training programme in association with their building courses. Norwich City College was providing a specific building for a workshop as the Centre for the heritage skills programme to link in with the project. This was due to be formally opened in April 2019. The Programme Manager commented that the heritage skills training had the potential to be taken up nationally .

The Group enthusiastically welcomed the progress and considered that the work on the scheme could be disseminated to other members. They considered that the work undertaken so far was a credit to all those involved.

The Programme Manager commented that it was intended to organise a site visit for all members as well as members of the WMM project board on the 22 March 2018 following a short Broads Authority meeting.

(The following links are provided for the Water Mills and Marshes project.

Web: [www.watermillsandmarshes.org.uk](http://www.watermillsandmarshes.org.uk)

Twitter: [@Broads\\_LPS](https://twitter.com/Broads_LPS)

Facebook: [www.facebook.com/watermillsandmarshes](https://www.facebook.com/watermillsandmarshes)

YouTube: [https://www.youtube.com/channel/UCbma\\_7-l-sokaExkKxitjxw](https://www.youtube.com/channel/UCbma_7-l-sokaExkKxitjxw)

## **24/7 General Updates**

### **IHBC (Institute for Historic Building Conservation) thatching training day**

The Historic Environment Manager reported that there had been a very successful training day on thatching techniques based at How Hill. Historic England had also given a presentation on fires in thatch.

### **English Heritage Berney Arms**

Unfortunately English Heritage had had to take the Berney Arms Mill sails and fan tail off the mill as there had been a problem with the shutters following the “Beast from the East” winds earlier in the year. English Heritage was very keen to discuss the WMM project with the Authority



with the aim of learning more to help with their own portfolio of projects.

**Norfolk Windmills Trust**

The Trust was examining the possible transition of funds and reviewing all aspects of the Trust to deliver a sustainable organisation/model for the future. The Historic Environment Manager was attending the Trust meetings on behalf of the Authority.

The Historic Environment Manager reported that work had now started on the restoration of the Stracey Arms mill.

**War Memorials for Buckenham Thorpe and Thurne.**

These were now to be included on the Local List.

**24/8 Any Other Business**

No other items for report were raised.

**24/9 Date of Next Meeting –**

The Group expressed appreciation for all the work being achieved.

It was noted that the next meeting of the Heritage Asset Review Group would take place following the Planning Committee meeting in May 2019

The meeting concluded at 13.45pm

**Appeals to the Secretary of State: Update**  
Report by Administrative Officer

**Summary:** This report sets out the position regarding appeals against the Authority since 1 June 2018.

**Recommendation:** That the report be noted.

**1 Introduction**

- 1.1 The attached table at Appendix 1 shows an update of the position on appeals to the Secretary of State against the Authority since June 2018.

**2 Financial Implications**

- 2.1 There are no financial implications.

Background papers: BA appeal and application files

Author: Sandra A Beckett  
Date of report: 18 December 2018

Appendices: APPENDIX 1 – Schedule of Outstanding Appeals to the Secretary of State since June 2018

## Schedule of Appeals to the Secretary of State received since 1 June 2018

Start Date of Appeal	Location	Nature of Appeal/ Description of Development	Decision and Date
19/11/18	<b>APP/E9505/W/18/3204127</b> <b>BA/2017/1030/OUT</b> <b>BA/2017/0487/COND</b> Hedera House The Street THURNE NR29 3AP  Mr Richard Delf	Appeal against grant of planning permission with conditions	Committee Decision on 18 August 2017/ 2 March 2018  Notification Letters and Questionnaire by 25 November 2018  Statement of Case sent by 24 December 2018

## Decisions made by Officers under Delegated Powers

Report by Head of Planning

**Broads Authority  
Planning Committee**

11 January 2019

Agenda Item No 13

Summary: This report sets out the delegated decisions made by officers on planning applications from 23 November 2018 to 28 December 2018  
 Recommendation: That the report be noted.

Application	Site	Applicant	Proposal	Decision
<b>Aldeby Parish Council</b>				
<b>BA/2018/0410/COND</b>	<b>East End Farm East End Lane Aldeby NR34 0BF</b>	<b>Mr Ben Watts</b>	<b>Change from 'Black Painted Softwood Cladding' to 'Black Hardie Plank Cladding', variation of condition 2 of permission BA/2015/0191/HOUSEH</b>	<b>Approve Subject to Conditions</b>
<b>Barsham And Shipmeadow PC</b>				
<b>BA/2018/0444/HOUSEH</b>	<b>2 Bungay Road Shipmeadow Suffolk NR34 8HL</b>	<b>Mr Steven Blogg</b>	<b>Increase in roof pitch to rear extension to provide bathroom. Re-submission of BA/2018/0246/HOUSEH.</b>	<b>Approve Subject to Conditions</b>
<b>Barton Turf And Irstead Parish Council</b>				
<b>BA/2018/0249/FUL</b>	<b>Honeysuckle Cottage The Shoal Irstead NR12 8XS</b>	<b>Mr John Atkins</b>	<b>Erection of a timber frame double garage with gravel hard standing</b>	<b>Approve Subject to Conditions</b>
<b>Beccles Town Council -</b>				
<b>BA/2018/0388/COND</b>	<b>49 Northgate Beccles Suffolk NR34 9AU</b>	<b>Mr David White</b>	<b>To improve heights to ground/first floor. External boarding changed to larch vertical boarding; variation of condition 2 of permission BA/2018/0186/HOUSEH</b>	<b>Approve Subject to Conditions</b>
<b>Brundall Parish Council</b>				
<b>BA/2018/0422/NONMAT</b>	<b>21 Riverside Estate Brundall Norwich Norfolk NR13 5PU</b>	<b>Miss L Dent</b>	<b>Change of fenestration, roof overhang and raise height of decking, non-material amendment to previous permission BA/2014/0127/HOUSEH.</b>	<b>Approve</b>

Application	Site	Applicant	Proposal	Decision
<b>BA/2018/0384/HOUSEH</b>	<b>42 Riverside Estate Brundall Norwich Norfolk NR13 5PU</b>	<b>Mr Graham Russell</b>	<b>Replace timber quay heading with grey plastic piling</b>	<b>Approve Subject to Conditions</b>
<b>Ditchingham Parish Council -</b>				
<b>BA/2018/0415/HOUSEH</b>	<b>5 Ditchingham Dam Ditchingham Norfolk NR35 2JQ</b>	<b>Mr Smith And Ms Norton</b>	<b>Demolition of existing conservatory and replace with extension. Additional rear dorma and solar panels on front elevation.</b>	<b>Approve Subject to Conditions</b>
<b>Fritton With St Olaves PC</b>				
<b>BA/2018/0303/FUL</b>	<b>Watergate Riverside Beccles Road St Olaves Fritton And St Olaves Norfolk NR31 9HF</b>	<b>Mr And Mrs Hardy</b>	<b>New dwelling</b>	<b>Refuse</b>
<b>Haddiscoe And Toft Monks PC</b>				
<b>BA/2018/0271/FUL</b>	<b>Land Opposite Willow Farm North End Thorpe Next Haddiscoe Norfolk NR14 6PY</b>	<b>Mr Ian Curl</b>	<b>Replacement agricultural building.</b>	<b>Approve Subject to Conditions</b>
<b>Halvergate Parish Council</b>				
<b>BA/2018/0266/FUL</b>	<b>Six Mile House Drainage Mill Acle New Road Halvergate Great Yarmouth Norfolk</b>	<b>Water Mills &amp; Marshes Landscape Partnership Scheme</b>	<b>Works to conserve mill, including the installation of new doors &amp; windows, flat roof &amp; access ladders</b>	<b>Approve Subject to Conditions</b>
<b>BA/2018/0267/LBC</b>				<b>Approve Subject to Conditions</b>
<b>BA/2018/0292/FUL</b>	<b>Vedic Cultural Society Of East Anglia Acle New Road Halvergate Great Yarmouth NR13 3QE</b>	<b>Mr Devender Khurana</b>	<b>Permanent change of use to a place of worship</b>	<b>Approve Subject to Conditions</b>

Application	Site	Applicant	Proposal	Decision
<b>Horning Parish Council -</b>				
<b>BA/2018/0446/NONMAT</b>	<b>Dove Cottage Ropes Hill Horning Norfolk NR12 8PA</b>	<b>Mr David Williams</b>	<b>1.83m reduction in length of proposed boathouse. Non-material amendment to BA/2018/0142/HOUSEH.</b>	<b>Approve</b>
<b>BA/2018/0205/NONMAT</b>	<b>12 Bureside Estate Crabbetts Marsh Horning Norfolk NR12 8JP</b>	<b>Mr Martin Dibben</b>	<b>Addition of a natural pond and variations to landscaping, non-material amendment to previous permission BA/2017/0340/HOUSEH.</b>	<b>Approve</b>
<b>BA/2018/0421/FUL</b>	<b>Bureside Estate, Plot 2A Crabbetts Marsh Horning NR12 8JP</b>	<b>Mrs Maureen Underwood</b>	<b>Replace wooden storage shed</b>	<b>Approve Subject to Conditions</b>
<b>Hoveton Parish Council -</b>				
<b>BA/2018/0386/FUL</b>	<b>6 Riverside Centre Norwich Road Hoveton NR12 8AJ</b>	<b>Mrs Sue Pollok</b>	<b>Change of shop fronts to modernise appearance and change of use from A1 Retail to A3 cafe/restaurants.</b>	<b>Approve Subject to Conditions</b>
<b>BA/2018/0245/HOUSEH</b>	<b>The Old Vicarage Horning Road Hoveton NR12 8NY</b>	<b>Ms Williams</b>	<b>Residential annex extension.</b>	<b>Approve Subject to Conditions</b>
<b>BA/2018/0371/FUL</b>	<b>Barnes Brinkcraft Ltd Launch Hire Riverside Road Hoveton Norfolk NR12 8UD</b>	<b>Barnes Brinkcraft Ltd</b>	<b>Replace 80m of quay heading</b>	<b>Approve Subject to Conditions</b>
<b>Ludham Parish Council</b>				
<b>BA/2018/0441/LBC &amp; BA/2018/0438/NONMAT</b>	<b>Hall Common Farm Hall Common Ludham Norfolk NR29 5NS</b>	<b>Mr And Mrs Pitkethly</b>	<b>Amend plans to exclude south elevation window, 4 rooflights, flue &amp; first floor storage space. Modification of internal layout creating bedroom, amendment to permissions BA/2017/0489/LBC &amp; BA/2017/0457/FUL.</b>	<b>Approve</b>

Application	Site	Applicant	Proposal	Decision
<b>Potter Heigham Parish Council</b>				
BA/2018/0411/COND	Plot 25A North West Riverbank Potter Heigham Norfolk NR29 5ND	Dr Robert Henry Alston	To increase the use for human habitation, including overnight accommodation within the period 1 March to 30 September, from 14 to 28 days, variation of condition 7 of permission BA/2009/0260/FUL.	Approve
<b>Repps With Bastwick Parish Council</b>				
BA/2018/0373/HOUSEH	Hylmar 55 Riverside Repps With Bastwick Norfolk NR29 5JY	Mr I Phillips	Extend boathouse, widen associated dock. Redesign slipway creating new dock.	Approve Subject to Conditions
BA/2018/0279/FUL	Bastwick Tower House Tower Road Bastwick Repps With Bastwick NR29 5JN	Mr Bengafield	Change of use of existing barn & cattery to holiday accomodation	Approve Subject to Conditions
<b>Rockland St Mary With Hellington PC</b>				
BA/2018/0400/HOUSEH	Oakwood 4 Lower Road Rockland St Mary NR14 7HS	Mr & Mrs T Vale	Proposed annex	Approve Subject to Conditions
<b>Smallburgh Parish Council</b>				
BA/2018/0377/FUL	Fairview Park Wayford Road Smallburgh NR12 9LW	Mr & Mrs L Abbott	Relocation of 2 existing gas tanks and creation of parking area	Approve Subject to Conditions
<b>Stokesby With Herringby PC</b>				
BA/2018/0350/COND	Hall Farm, Owls Barn Runham Road Stokesby With Herringby NR29 3EP	Mr G Kettless	Change to garden & landscaping scheme, variation of conditions 2, 3 & 4 of permission BA/2016/0041/HOUSEH	Approve Subject to Conditions
<b>Thorpe St Andrew Town Council</b>				
BA/2018/0319/HOUSEH	Four Seasons 16 Thorpe Hall Close Thorpe St Andrew Norwich NR7 0TH	Mr David Alcraft	Single storey residential annexe. Cart shed. Enlarged entrance porch. Replacement conservatory. Removal of chimney.	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
<b>Wroxham Parish Council -</b>				
<b>BA/2018/0372/FUL</b>	<b>Barnes Brinkcraft Ltd Staitheaway Road Wroxham Norwich Norfolk NR12 8TH</b>	<b>Barnes Brinkcraft Ltd</b>	<b>Replace 108 metres of quay heading</b>	<b>Approve Subject to Conditions</b>