

# Planning Committee

## Agenda 09 December 2022

10.00am

Yare House, 62-64 Thorpe Road, Norwich NR1 1RY

John Packman, Chief Executive – Friday 02 December 2022

Under the Openness of Local Government Bodies Regulations (2014), filming, photographing and making an audio recording of public meetings is permitted. These activities however, must not disrupt the meeting. Further details can be found on the [Filming, photography and recording of public meetings](#) page.

### Introduction

1. To receive apologies for absence
2. To receive declarations of interest
3. **To receive and confirm the minutes of the Planning Committee meeting held on 11 November 2022** (Pages 3-10)
4. To note whether any items have been proposed as matters of urgent business

### Matters for decision

5. Chairman's announcements and introduction to public speaking  
Please note that public speaking is in operation in accordance with the Authority's [Code of Practice for members of the Planning Committee and officers](#).
6. Request to defer applications include in this agenda and/or vary the order of the agenda
7. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**
  - 7.1. BA/2022/0321/FUL - Reedham - engineering works for IDB (Pages 11-22)
  - 7.2. Enforcement – Beauchamp Arms (Pages 23-29)

### Enforcement

8. **Enforcement update** (Pages 30-35)  
Report by Head of Planning

## Policy

9. **Belton with Browston, Burgh Castle and Fritton and St Olaves Neighbourhood Plan – area designation consultation** (Pages 36-38)  
Report by Planning Policy Officer
10. **Annual Monitoring Report** (Pages 39-93)  
Report by Planning Policy Officer

## Matters for information

11. **Notes of the Heritage Asset Review Group meeting held on 28 October 2022** (Pages 94-99)
12. **Appeals to the Secretary of State update** (Pages 100-105)  
Report by Senior Planning Officer
13. **Decisions made by Officers under delegated powers** (Pages 106-110)  
Report by Senior Planning Officer
14. **To note the date of the next meeting – Friday 06 January 2023 at 10.00am at Yare House, 62-64 Thorpe Road, Norwich**

# Planning Committee

## Minutes of the meeting held on 11 November 2022

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## **Present**

Harry Blathwayt – in the Chair, Stephen Bolt, Nigel Brennan, Bill Dickson, Andrée Gee, Tony Grayling, Gail Harris, James Knight, Vic Thomson and Melanie Vigo di Gallidoro.

## **In attendance**

Natalie Beal – Planning Policy Officer, Jason Brewster – Governance Officer, Amy Hambling – Planning Officer, Cheryl Peel – Senior Planning Officer, Callum Sculfor – Planning Assistant and Cally Smith – Head of Planning.

Steven Bell (solicitor) of Birketts attended for items 7 & 8.

## **Members of the public in attendance who spoke**

None.

## **1. Apologies and welcome**

The Chair welcomed everyone to the meeting.

**Apologies** were received from Tim Jickells, Leslie Mogford and Fran Whymark.

## **Openness of Local Government Bodies Regulations 2014**

The Chair explained that the meeting was being audio-recorded. All recordings remained the copyright of the Broads Authority and anyone wishing to receive a copy of the recording should contact the Governance Team. The minutes remained the record of the meeting. He added that the law permitted any person to film, record, photograph or use social media in order to report on the proceedings of public meetings of the Authority. This did not extend to live verbal commentary. The Chair needed to be informed if anyone intended to photograph, record or film so that any person under the age of 18 or members of the public not wishing to be filmed or photographed could be accommodated.

## **2. Declarations of interest and introductions**

Members provided their declarations of interest as set out in Appendix 1 to these minutes and in addition to those already registered.

## **3. Minutes of last meeting**

The minutes of the meeting held on 14 October 2022 were approved as a correct record and signed by the Chair.

## **4. Matters of urgent business**

There were no items of urgent business

## **5. Chair's announcements and introduction to public speaking**

No members of the public had registered to speak.

## 6. Requests to defer applications and/or vary agenda order

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

## 7. Applications for planning permission

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

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

### (1) BA/2022/0312/ADV - 3 signs at Hickling Broad, Hickling

#### **Installation of information billboards at three sites around Hickling Broad**

##### **Applicant: Broads Authority**

The Planning Assistant (PA) provided a detailed presentation of the application that involved the installation of information billboards at three locations around Hickling Broad. The presentation included a location map, map of billboard locations, photographs of the locations and design of the billboard.

In assessing the application, the PA addressed the key issues of: principle of development, appearance of the proposed signs and the impact on the landscape.

The PA explained that the proposed signs would provide information about the CANAPE restoration project, they would be non-illuminated signs and would be located at well-established sites off the public highway. The PA confirmed that the principle of development was considered acceptable.

The PA indicated that the signs would be simple in form, small scale and would not detract from the special qualities of their locations. The signs would be made from sustainable materials, would be durable and long lasting. The PA considered that this proposal was in accordance with the requirements of policies DM16 (Development and landscape) and DM43 (Design) of the Local Plan for the Broads.

Hickling Broad was the largest broad and was important in terms of landscape and nature conservation. The PA explained that the signs would not have a negative impact on the area and would therefore be in accordance with Policy DM11 (Heritage Assets).

A member thanked the PA for an excellent presentation.

A member was intrigued about the location of the sign on the eastern shore of the broad; in their experience this part of the footpath network was not as popular as that leading to the view point. The Head of Planning (HoP) explained that this location had been agreed by the applicant with Norfolk Wildlife Trust and a number of factors would have been taken into consideration (such as the location of existing signage and footfall).

Members wished to know whether these signs would be temporary and, with respect to the condition for removal, the assessment of when the signs had fulfilled their intended purpose. The Senior Planning Officer confirmed that the application was not for temporary signs. In response to a question, the HoP explained that the wording of the condition as set out in the report was a summary and would be replaced on the decision notice by the more precise wording from the model wording associated with advert regulations.

Stephen Bolt proposed, seconded by Andrée Gee and

**It was resolved unanimously to approve the application subject to the following conditions:**

- Three-year timescale for commencement
- In accordance with the approved plans and material details
- The signs must be removed after they have served the intended purpose to protect the landscape and make good of the land.

## **(2) Enforcement - Land at North End, Thorpe next Haddiscoe**

The Head of Planning (HoP) introduced her report seeking authority to withdraw an Enforcement Notice (EN) relating to the Land at North End, Thorpe next Haddiscoe. The HoP provided a detailed presentation, including location maps, a site map and various photographs of the site from July 2016 to September 2022.

The HoP explained that the EN served on 12 January 2021 omitted the requirement for “... cessation of (the) use as a leisure plot and for storage” and as such was not in full accordance with the resolution of the Planning Committee. Following consultation with the solicitor for the Authority to confirm that the EN was invalid, the HoP proposed to withdraw the EN to correct this mistake and remove the risk of under enforcement. The HoP confirmed that the withdrawal of the EN did not preclude serving a second EN if a breach of planning remained.

The HoP provided an assessment of the site as of September 2022 and confirmed that some clearance had been undertaken, concluding that given the removal of the large storage building and some other clearance, it would not be expedient to serve a further EN.

The HoP explained that a Section 215 Notice would be more appropriate for dealing with an untidy site when they are considered to be in such a condition as to be harming the local amenity. In response to questions from members the HoP indicated that given the boundary treatment of the site and the nature of the remaining material on site, it would not be appropriate currently to serve a Section 215 Notice.

Members enquired whether the landowner had been informed about the proposed removal of the EN and what any communication in this regard would entail. The HoP confirmed that no communication had been undertaken and that only the withdrawal of the EN would be communicated to the landowner and other notifiable parties; no commentary or explanation would be attached. The HoP confirmed that the site would continue to be monitored after the EN had been withdrawn.

Members agreed that even though the outcome was not ideal it was acceptable.

Stephen Bolt proposed, seconded by Gail Harris and

**It was resolved unanimously that the Enforcement Notice be withdrawn.**

The Committee adjourned at 10:57am and reconvened at 11:03am.

## 8. Enforcement update

Members received an update report from the Head of Planning (HoP) on enforcement matters previously referred to the Committee. Further updates were provided at the meeting for:

**Former Marina Keys:** The HoP provided a brief progress report; security fence had been installed, spoil heaps had been spread across the site. The HoP confirmed that the pre-commencement conditions had now been discharged and site was ready for re-development.

**Land at the Beauchamp Arms (Unauthorised static caravans):** The prosecution papers had been lodged with the Solicitors and the Solicitor had requested some further information before summonses would be issued.

**Blackgate Farm, High Mill Road, Cobholm:** The HoP confirmed, from a site visit on 10 November 2022, that 2 caravans had been removed, a third was ready for removal and a fourth was being prepared for removal. This progress was welcomed but was not compliant with the offer to remove 3 caravans before November. The HoP recommended that a further site visit would be scheduled for the following week and if 2 further caravans had been removed, then the HoP would confirm with the landowner that progress was satisfactory and remaining caravans had until 1 April 2023 to be removed.

**Land east of Brograve Mill:** Still no Inspector assigned; given that this matter had been with the Planning Inspectorate for England (PINS) since September 2021 the Authority would raise a complaint with PINS.

**Loddon Marina:** The Enforcement Notice (EN) had to be withdrawn and re-served as one of the 3 references to date of compliance on the original EN was incorrect. The HoP explained that the EN template and associated process had been revised to prevent this type of mistake in future.

**The report was noted.**

## 9. Coastal Adaptation SPD Consultation

The Planning Policy Officer (PPO) introduced the report, which provided an overview of the Coastal Adaptation Supplementary Planning Document (SPD), its purpose, its development and the consultation process required to approve. The SPD had been produced by East Suffolk Council, Great Yarmouth Borough Council, North Norfolk District Council and Broads Authority Planning Policy Teams as well as Coastal Partnership East Officers and covered the coast from Holkham (North Norfolk) to Felixstowe (East Suffolk).

The PPO explained that the formal consultation was scheduled to start in January 2023, which allowed the various committees associated with the authoring bodies above to sign-off beforehand.

Tony Grayling proposed, seconded by Melanie Vigo di Gallidoro and

**It was resolved unanimously to**

- endorse the Coastal Adaptation SPD for consultation and recommend that the Broads Authority also endorse the SPD for consultation, and
- authorise the Head of Planning, in consultation with the Chair of Planning Committee, to make any modifications and presentational or typographical amendments to the draft Coastal Adaptation SPD that arise from other relevant Local Planning Authority sign-off committees, prior to it being published for formal consultation.

## 10. East Suffolk Council Walking and Cycling Strategy

The Planning Policy Officer (PPO) introduced the report which provided access to the East Suffolk Cycling and Walking Strategy 2022. The PPO explained that this strategy covered East Suffolk district (including that part of the district which was in the Broads Authority Area) and that she and the Waterways and Recreation Officer had both helped to inform this strategy.

Members were keen to support the sustainability and health benefits associated with this strategy.

Stephen Bolt proposed, seconded by James Knight and

**It was resolved unanimously to endorse the East Suffolk Council Walking and Cycling Strategy.**

## 11. Consultation responses

The Planning Policy Officer (PPO) introduced the report, which documented the responses to the Norfolk Minerals and Waste Local Plan Review. The PPO indicated that the response was a mixture of factual errors (mainly not referencing the Local Planning Authority for the Broads), some areas for clarification and typographical errors. The PPO explained that she had discussed the proposed responses with a representative of Norfolk County Council.

The PPO had received two email responses from members of the public with regard to MIN 25 - land at Manor Farm (between Loddon Road and Thorpe Road), Haddiscoe asking for the LPA acting on behalf of the Broads to object to this site that is on the border of the Broads Executive Area but not within it. The PPO confirmed that the proposed response was to clarify the text associated with this site and not to object it. The PPO proposed to include comments in the response from the Authority that the amenity impacts of the MIN 25 site such as noise, dust, times of operation, vibration on surrounding properties be considered and addressed.

Tony Grayling proposed, seconded by Bill Dickson and



**It was resolved unanimously to endorse the nature of the proposed response.**

## **12. Circular 28/83 Publication by Local Authorities of information about the handling of planning applications – Q3 (1 July to 30 September 2022)**

The Senior Planning Officer (SPO) introduced the report, which provided the development control statistics for the quarter ending 30 September 2022. The SPO highlighted that all major and minor applications had been completed within expected timescales or within an agreed extension of time as shown in table 3.

Members congratulated the Planning team on their successful performance/results.

**The report was noted.**

## **13. Appeals to the Secretary of State**

The Committee received a schedule of appeals to the Secretary of State since the last meeting. The Senior Planning Officer indicated that the appeal associated with Blackwater Carr, Land Off Ferry Lane, Postwick was no longer proceeding as the applicant had submitted a new planning application.

## **14. Decisions made by officers under delegated powers**

The Committee received a schedule of decisions made by officers under delegated powers from 5 October to 28 October 2022 and any Tree Preservation Orders confirmed within this period.

## **15. Date of next meeting**

The next meeting of the Planning Committee would be on Friday 09 December 2022 10.00am at Yare House, 62-64 Thorpe Road, Norwich.

The meeting ended at 11:28am.

Signed by

Chair

## Appendix 1 – Declaration of interests Planning Committee, 11 November 2022

<b>Member</b>	<b>Agenda/minute</b>	<b>Nature of interest</b>
Harry Blathwayt on behalf of all members	7.1	Applicant is the Broads Authority
Harry Blathwayt	7.1	North Norfolk District Councillor for the site – other registerable interest
Harry Blathwayt	9	Member of the Norfolk Coast Forum - other registerable interest
James Knight	7.2	South Norfolk Councillor for that site – other registerable interest

# Planning Committee

09 December 2022

Agenda item number 7.1

## BA/2022/0321/FUL- Reedham- Engineering works for IDB

Report by Senior Planning Officer

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### Proposal

Proposed works including: 2km of new High Level Carrier, 2km of new open channel watercourse/linear scrapes, 6km of new earth embankments, 57,000m<sup>2</sup> of new island features, 207,000m<sup>2</sup> of new open surface waters/scrapes between islands and 10 new water control structures aiding longer term water level management plans.

### Applicant

Broads Internal Drainage Board (IDB)

### Recommendation

Approve, subject to conditions

### Reason for referral to committee

Major development by reason of the site area.

### Application target date

6 December 2022

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## 1. Description of site and proposals

- 1.1. The application site is situated immediately north of Breydon Water and south of the A47 trunk road near Great Yarmouth. The site is within the pumped catchment known as CMT124P which is managed and regulated by the Broads (2006) Internal Drainage Board.
- 1.2. The existing High Level Carrier is a network of artificially raised watercourses which transfer and hold fresh water around Halvergate Marshes. The fresh water is sourced from the tidal River Bure through a controlled inlet at Stracey Arms. The High Level Carrier is approximately 12km in length. Small clay and earth embankments (approximately 4m wide by approx. 0.5m high) are used to contain the water in a channel at a higher level than the surrounding existing watercourses. It flows southward and eastward supplying freshwater to maintain and enhance designated wetland habitats within Halvergate Marshes. The water is also used as a reliable supply of drinking water for grazing animals and to maintain water levels in IDB main drains and riparian watercourses to provide wet fencing. The existing High Level Carrier supplies water to the central, southern, and western parts of the marshes. The Broads IDB utilise the High Level Carrier to move water to where it is most needed through a network of water control structures which use gravity to feed water into the lower lying marshes.

- 1.3. The application proposes a 2km extension to the High Level Carrier and other related works, as follows:
- 2km of new High Level Carrier
  - 2km of new open channel watercourse / linear scrapes
  - 6km of new earth embankments
  - 57,000m<sup>2</sup> of new island features
  - 207,000m<sup>2</sup> of new open surface waters / scrapes between islands
  - 10 new water control structures aiding longer term water level management plans
- 1.4. The proposed works are part of the vision for RSPB Loughlin Marsh, which focuses on enhancing and improving the current habitat, creating new wetland features capable of supporting greater levels of biodiversity. The project is two-fold: the habitat creation will provide material for installing the raised water carrier and the raised water carrier will supply the water for the habitat creation project. Provision of a mosaic of grassland, washland, reed swamp, scrapes and pools with fresh and brackish influences, will provide a multitude of feeding, roosting and nesting opportunities for the existing suite of wet grassland species, including 300 pairs of breeding waders and c.100K wintering waterfowl.
- 1.5. Halvergate Marshes are extremely vulnerable to climate change. The marshes are nationally and internationally important wetland habitats for many species and large areas are designated as a result. The area is also extremely important to the local economy as good quality arable and grazing farmland. Without the Broads IDB being able to use the existing High level Carrier to provide a reliable supply of freshwater these habitats will likely degrade, be lost and the sustainability of farming would be compromised.
- 1.6. Extending the High Level Carrier eastwards to areas closest to the sea will ensure freshwater can be distributed to parts of the marshes that are most vulnerable which will in turn make the whole landscape more resilient and adaptable to climate change. Significant environmental enhancements will be made locally improving the ability of this site to support national and internationally important flora and fauna.
- 1.7. For the purposes of the application, the application site has been divided into fields and the works in each section are as follows:

Field Location	New works taking place	Retained features
Fields 1-4 (Around the Lock Gate Mill Level Crossing.)	<ul style="list-style-type: none"> <li>• Embankment 1 &amp; 2</li> <li>• Upstream Scrape.</li> </ul>	<ul style="list-style-type: none"> <li>• Existing water control structure 1.</li> </ul>
Field 3 (Around Lock Gate Windmill (Disused))	<ul style="list-style-type: none"> <li>• Embankments 1 and 2</li> <li>• Water Control Structure 2</li> <li>• Water Control Structure 3</li> <li>• Culvert 1</li> <li>• Culvert 2</li> <li>• Culvert 3</li> </ul>	
Fields 7-10 (East of Lock Gate Mill Crossing)	<ul style="list-style-type: none"> <li>• New Low Level Drain</li> <li>• Embankment 3 &amp; 4</li> <li>• Water Control Structure 4</li> <li>• Water Control Structure 5</li> <li>• Water Control Structure 6</li> <li>• Aqueduct 1</li> <li>• Culvert 4</li> <li>• Low Level Drain</li> <li>• Approx. 1.0Ha existing borrow pit / pond to be filled with locally won material from scrapes.</li> </ul>	
Fields 11-16 (Furthest East, adjacent to the railway line)	<ul style="list-style-type: none"> <li>• Long Culvert</li> <li>• Culvert 5</li> <li>• Culvert 6</li> <li>• Culvert 7</li> <li>• Culvert 8</li> <li>• Embankment 5</li> <li>• Embankment 6</li> <li>• Water Control Structure 7</li> <li>• Water Control Structure 8</li> <li>• Water Control Structure 9</li> <li>• Water Control Structure 10</li> <li>• Compartment 2 Scrapes</li> <li>• Aqueduct 2</li> <li>• Approx. 0.8Ha existing borrow pit / pond to be filled with locally won material from scrapes</li> </ul>	<ul style="list-style-type: none"> <li>• Existing Access Track</li> <li>• High ground contour to act as boundary.</li> </ul>

- 1.8. The long-distance footpaths of the Weaver's Way and the Wherryman's Way run along the north bank of the River Yare. These are both Public Rights of Way (PROW), with the routes overlooking the marshes to the north and west.

## 2. Site history and background

- 2.1. BA/2021/0200/CPLUD Lawful Development Certificate for drainage improvement scheme consisting of extending the existing high level carrier (embanked watercourse) and installing water level control structures to provide fresh water to lower lying marshes.
- 2.2. This application was a formal request for a determination as to whether or not the proposed works were permitted development. The CPLUD was not issued as the proposed works were considered to fall outside of what is allowed under permitted development because they are new works rather than "improvement, maintenance or repair" and thus, they require planning permission.

## 3. Consultations received

### Parish Council

- 3.1. No response received.

### Environment Agency

- 3.2. We have reviewed the documents, as submitted, and have no objection. Our letter includes information relating to flood risk, permitting and biodiversity.

### BA Head Ranger

- 3.3. I have no comments to make from a navigation point of view.

### Norfolk County Council Historic Environment Service

- 3.4. Thanks for forwarding the heritage statement. That will be deposited with the county Historic Environment Record.
- 3.5. I'm afraid the heritage statement does not alter our previous advice (see email of 4th October 2022, our ref: CNF49356\_2):
- 3.6. 'We provided preapplication advice for this scheme in February 2021, but unfortunately that advice did not significantly influence the design of the scheme. For example the earthworks of two small rectilinear enclosures (probably stock pens) are present, one in the western area and one in the eastern area. In addition a bank parallel to a drainage channel, which may have served as a routeway and an area of possible floated meadow will also be seriously affected or even destroyed. Consequently, there is a high potential that heritage assets with archaeological interest (buried and upstanding archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development.'

- 3.7. If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework. Ministry of Housing, Communities and Local Government (2021). para. 205.

### **BA Environment Team**

- 3.8. The ecology team support this application for a wetland creation project that will benefit the wintering waterfowl and waders at nearby Breydon Water SSSI, SPA, RAMSAR site. The project will create scrapes with the additional water transfer proposed, designed to benefit wading birds and other SPA features of Breydon Water SSSI. Climate change impacts and increased recreational disturbance in the national park, make additional habitat creation projects such as this increasingly important in the Broads. The Environmental Action Plan (EAP) outlines the environmental and protected species mitigation proposed pre and post construction. An HRA for the project has been agreed with Natural England and NE assent has been approved.

### **BA Historic Environment Manager**

- 3.9. Thank you for consulting me on this application. The proposal is for a new culvert and low banks to create wetland habitat.
- 3.10. In terms of the historic environment, the site sits in a relatively sensitive area. It is within the Halvergate Marshes Conservation Area and parts of the proposals are in close proximity to the grade II listed Lockgate Mill (both designated heritage assets) and encompasses many other non-designated heritage assets, in particular archaeological remnants, for example of early field systems.
- 3.11. To summarise, it is considered that the scheme has the potential to cause less than substantial harm to the Halvergate Conservation Area through the cumulative impacts on archaeology, which will have some impact on those non-designated heritage assets identified and the wider setting of others outside the site area. However, if mitigation measures can be put in place, this level of harm will be reduced to an acceptable level and there are clearly public benefits.

### **BA Landscape Architect**

- 3.12. No objection subject to clarification of landscape management, construction programme/period, and maintaining PRoW.
- 3.13. The most significant adverse effects would occur during the construction phase, arising from the scale and extent of works and the presence of sensitive receptors (users of Weavers and Wherryman's Ways). These visual effects could be relatively short term.
- 3.14. The proposals would improve existing land use by creating new wetland features capable of supporting greater biodiversity, and offer adaption to climate change.
- 3.15. On balance, the creation of new habitat features would mitigate the adverse effects of proposed engineering and structures. Following construction and a short period of



natural regeneration, the proposals would not cause significant harm to the landscape character of the area.

3.16. The following conditions should be imposed

- Landscape management plan.
- Construction phase interpretation signage for Trail path users.
- Construction Management Plan including Programme of implementation of works and Method Statement to maintain PRoW
- Landscape condition for soft landscaping.

## 4. Representations

4.1. The Broads Society – No objection.

## 5. Policies

5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).

5.2. The following policies were used in the determination of the application:

- DM5 Development & Flood Risk
- DM11 Heritage Assets
- DM13 - Biodiversity
- DM16 Development & Landscape
- DM21 Amenity

## 6. Assessment

6.1. The application seeks planning permission for works including: 2km of new High Level Carrier, 2km of new open channel watercourse/linear scrapes, 6km of new earth embankments, 57,000m<sup>2</sup> of new island features, 207,000m<sup>2</sup> of new open surface waters/scrapes between islands and 10 new water control structures aiding longer term water level management plans. The main issues to consider in the determination of the application are the principle of the development, the impact on the landscape, the impact on heritage assets, biodiversity, flood risk and amenity.

### Principle of development

6.2. In terms of the principle of development, there are no specific policies within the Local Plan for the Broads which relate to this type of development. However, it is recognised that the marshes are nationally and internationally important wetland habitats for many species and large areas are designated as a result. Extending the High Level Carrier eastwards to areas closest to the sea will ensure freshwater can be distributed

to parts of the marshes that are most vulnerable which will in turn make the whole landscape more resilient and adaptable to climate change. Significant environmental enhancements will be made locally, improving the ability of this site to support national and internationally important flora and fauna. With this in mind, Strategic Policy SP6 is relevant as this requires that development protects the value and integrity of nature conservation interest and objectives of national and local nature conservation designations and should demonstrate biodiversity gains wherever possible. The principle of the development is considered acceptable.

### Impact upon the landscape

- 6.3. The site is located within Landscape Character Area (LCA) 19 Halvergate Marshes, and adjacent to LCA 20 Yare - Breydon Water. These areas consist of a panoramic expanse of grazing marsh and big skies, notable for the range and concentration of drainage mills. It is a remote and tranquil landscape, with Breydon Water being an imposing and unique gateway to the Broads network.
- 6.4. The proposals would alter the existing landscape elements of marshland, with the introduction of fairly linear watercourses in the form of the proposed embankments and water control measures. These new features would differ from the existing drainage features (some of which are likely to be very old) in that they would be straighter and have a more engineered appearance, however they would nonetheless be read as drainage features and not therefore out of place in this landscape where water levels have long been managed. The creation of the new natural habitat, for example the scrapes, is welcomed as a significant ecological benefit and certain elements of the works are considered to introduce some positive landscape elements.
- 6.5. The site is mainly viewed from Public Rights of Way, although short-lived views would also be seen from the railway which forms the northern boundary of the site. Due to the distance from the navigable channel and the embankments, views from river users are unlikely. Although there would be a complex array of new linear and engineered features interspersed between the new pools and scrapes, the proposed habitat features and natural regeneration would have a softening effect which would increase over time and would help to integrate the features into the landscape
- 6.6. No detailed landscape scheme is included and so this would need to be required by planning condition, alongside a management plan. In addition, details of the construction management plan and method statement to ensure there are no adverse impacts on the PROWs is required and this too can be conditioned.
- 6.7. In summary, the proposal will likely have significant visual effects during the construction phase, however, these would be relatively short-term. The benefits of the proposal creating new wetland features capable of supporting greater biodiversity and offering adaptation to climate change are considered to mitigate the landscape impacts of the engineering works and the proposal is considered to be in accordance with Policy DM16 of the Local Plan for the Broads.

## Impact upon Heritage Assets

- 6.8. In terms of the historic environment, the site sits in a relatively sensitive area, within the Halvergate Marshes Conservation Area and parts of the proposals are in close proximity to the grade II listed Lockgate Mill (both designated heritage assets) and encompasses many other non-designated heritage assets, in particular archaeological remnants of early field systems. A Heritage Statement accompanies the application and makes clear that there are likely to be some detrimental impacts on some of these heritage assets. However, it also advises that mitigation measures can be put in place to mitigate the level of harm.
- 6.9. The Historic Environment Service has advised that there is a high potential that heritage assets with archaeological interest (buried and upstanding archaeological remains) will be present at the site and that their significance could be adversely affected by the proposed development. They have therefore requested that should planning permission be granted, an archaeological written scheme of investigation should be submitted to and agreed by the local planning authority (in consultation with the HES.) This can be conditioned to be submitted prior to the commencement of development.
- 6.10. One of the specific heritage assets in the area is the grade II listed Lockgate Mill and although there will be no physical impact on the mill itself or the adjacent raceways, the additional culverts and embankments will have some impact on the wider setting. This is recognised, however it is also noted that these new features are not considered out of keeping with the surrounding area as a whole and on this basis the impact is not unacceptable. A condition requiring a photographic record of the mill and the structures around it could be conditioned for prior to commencement, along with a precautionary condition requiring any damage to the raceways to be made good.
- 6.11. HES also draw attention to a number of Enclosures (NHERs 42189, 42166 and 42167) where the existing earthworks appear to be small enclosure sites and therefore probably of some antiquity. Whilst Enclosures are not unique to the area, their survival should be ensured. They are within areas proposed as wetlands and it is intended that islands are formed in this area. The Heritage Statement states that the location of the islands is not fixed and could be altered and so it is recommended that a condition is added requiring details of the final location so that the impact on the Enclosures can be minimised
- 6.12. A further archaeological feature is the identified Ridge and Furrow (NHER 42439), which is an unusual remnant of past agricultural landscape. The proposed works would result in the loss of a section of this through the construction of the perimeter bank and ditch, however the Heritage Statement states that some harm could be mitigated by the careful positioning of the islands away from this area. Again, it is recommended that the final position be conditioned.
- 6.13. In summary, it is considered that through the cumulative impacts on archaeology the scheme has the potential to cause less than substantial harm to the designated heritage assets of the Halvergate Conservation Area and Lockgate Mill as well as impacts on the

non-designated heritage assets identified and on the wider setting of others outside the site area. However, mitigation measures can be put in place (and secured via condition) to reduce the extent of the harm to a level which is not unacceptable, particularly given the public benefits arising from the scheme in terms of landscape and ecological resilience. The proposal is therefore considered to be in accordance with Policy DM11 of the Local Plan for the Broads and Paragraph 202 of the NPPF (2021).

### Other issues

- 6.14. The proposed developments are not considered to raise any concerns with regards to flood risk or to have an adverse impact on navigation. The Environment Agency have no objection to the proposal and have already issued a permit for works. There is therefore no conflict with Policy DM5 of the Local Plan for the Broads.
- 6.15. The application includes an Environmental Action Plan (EAP) which outlines the environmental and protected species mitigation that is proposed both before and after construction. A Habitats Regulations Assessment for the project has been agreed with Natural England and assent has been approved. The proposal is therefore in accordance with the requirements of Policy DM13 of the Local Plan for the Broads.
- 6.16. There are no immediate neighbouring residential properties which would be affected by the proposal and therefore no adverse impact on amenity. The proposal complies with Policy DM21 of the Local Plan for the Broads.

## 7. Conclusion

- 7.1. Based on the information submitted to support this application for the proposed works, the principle of development is in accordance with all relevant planning policy, in particular DM5, DM11, DM13, DM16 & DM23. The proposals would improve existing land use by creating new wetland features capable of supporting greater biodiversity and offer adaption to climate change along with continuing to provide freshwater for local farming. The design of the proposals is considered to be acceptable and it is not considered that the proposal will result in an adverse impact on, biodiversity, flood risk or amenity or have an unacceptable adverse impact on either heritage assets or landscape character. Therefore, it is recommended that planning permission is approved subject to conditions.

## 8. Recommendation

8.1. Approve subject to the following conditions:

- Time Limit
- In accordance with plans and documents
- Archaeological Scheme of Investigation submitted prior to commencement of development.
- Prior to the first operation of the new works the site investigation and post investigation assessment shall be secured.
- Details of the exact location of the island features shall be submitted and agreed.
- Landscaping Scheme and Management Plan shall be submitted and agreed.
- Construction Management Plan and Method Statement shall be submitted and agreed.
- Any damage to the fabric of the mill or raceways within its curtilage resulting from the carrying out of the works hereby permitted shall be made good, to the reasonable satisfaction of the Local Planning Authority in writing within six months from the damage occurring.

## 9. Reason for recommendation

9.1. Subject to the conditions outlined above the application is considered to be in accordance with Policies SP5, SP6, DM5, DM11, DM13, DM16 and DM21 of the Local Plan for the Broads.

Author: Cheryl Peel

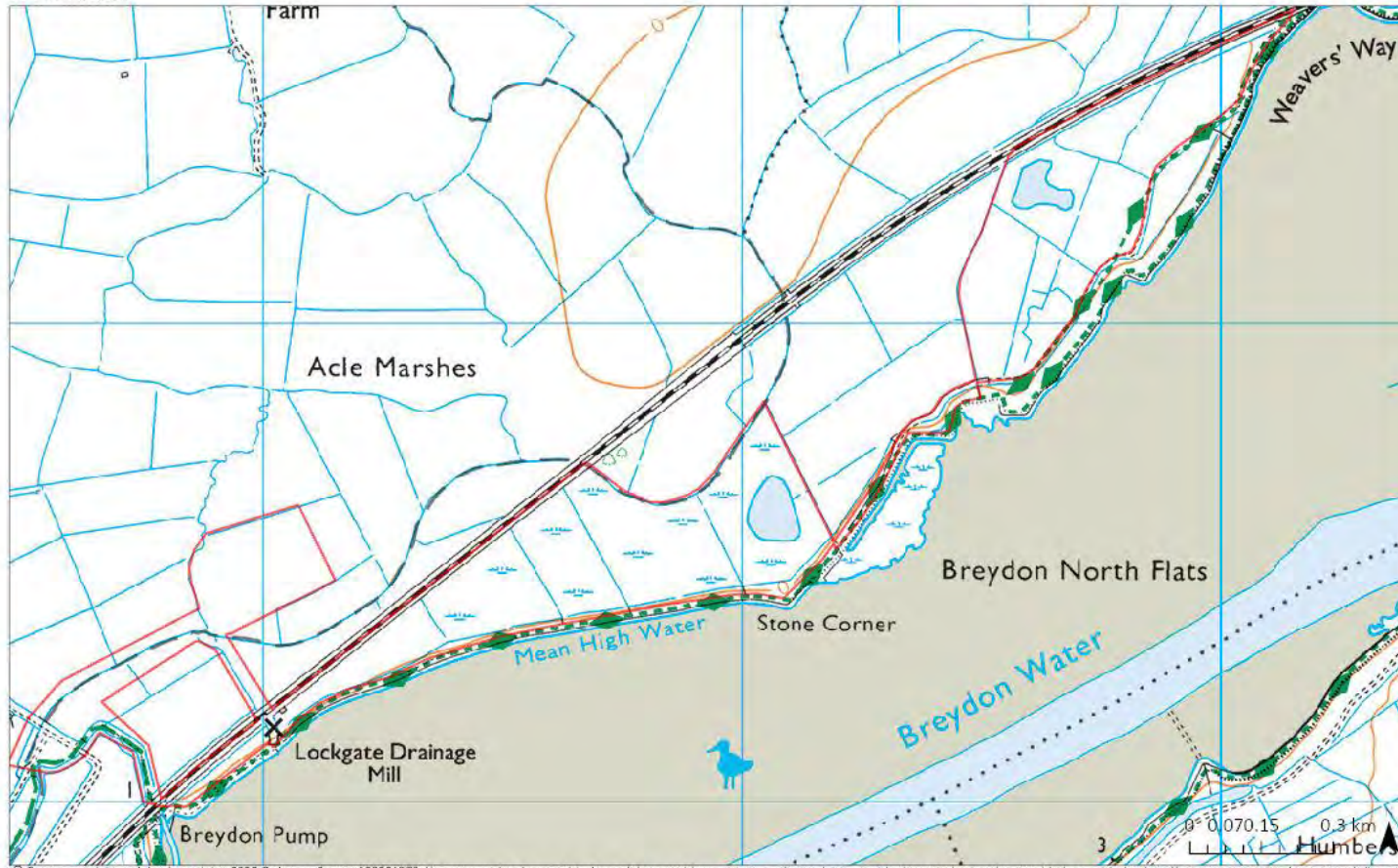
Date of report: 28 November 2022

Appendix 1 – Location map

# Appendix 1 – Location map

BA/2022/0321/FUL

Scale: 1:10,000



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# Planning Committee

09 December 2022

Agenda item number 7.2

## Enforcement- Beauchamp Arms

Report by Head of Planning

---

### Summary

There is an Enforcement Notice in place at Beauchamp Arms in respect of two caravans being used for residential purposes, but a third caravan has now been brought into a residential use. This development is contrary to planning policy and permission could not be granted.

### Recommendation

To serve an Enforcement Notice.

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## Contents

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## 1. Site location and description

- 1.1. The Beauchamp Arms Public House is situated in a remote location between the villages of Claxton and Langley on the south bank of the River Yare. It is a very prominent building over three storeys with moorings for craft on the south bank and it immediately adjoins the site of the Buckenham Sailing Club which is to the south east of the Beauchamp Arms alongside the River Yare. It sits in a big plot, with a large open area to the rear and a long driveway which connects it to the public highway.
- 1.2. To the rear of the premises is a recently surfaced car parking area, bordered by kerbing and fencing and lit by lights on tall lampstands. Neither the kerbing or lighting has

planning permission and Enforcement Notices were issued in June 2022; these are the subject of a current appeal. Behind the fencing are three static caravans, two of which have been occupied since at least September 2021. An Enforcement Notice was issued against these two caravans in November 2021, but this was not complied with, so Members authorised a prosecution and the preparatory works on this are underway. The third caravan, which was previously empty, is now occupied.

- 1.3. There are further caravans standing on the land to the rear of the premises and on the access road, however, whilst these may look unsightly, they are not occupied so there is not a planning breach. There is also a large wooden workshop to the west of the plot. This was constructed in May 2022 without planning permission, so an Enforcement Notice was served in June 2022 and this is the subject of a current appeal.
- 1.4. At a site visit on 15 November 2022 officers observed that a large decked area measuring 14m x 20m has been built to the upstream side of the pub building to provide outside seating. A canopy has also been constructed on the front of the pub building and the minor extension to the western side has been completed. There is no planning permission for any of these works. The operator has been requested to submit a retrospective planning application.

## 2. The unauthorised development

- 2.1. There are three static caravans located to the rear of the Beauchamp Arms premises, two side by side immediately behind the fence and the third is located further into the site towards the north-eastern corner. Investigations in 2021 demonstrated that only the more westerly of the pair of units and the one in the north-eastern corner were occupied, so the Enforcement Notices was served on these units only. The middle unit was recorded as unoccupied. Planning Contravention Notices were served in April 2022 to check compliance with the Enforcement Notice and these showed that these two units were still occupied, whilst the middle one was still empty.
- 2.2. Information was received in October suggesting that there had been some changes to occupation of the caravans, so the site was visited on 15 November 2022. It was found that the occupier of the western unit had moved into the previously empty middle unit, whilst the occupier of the separate unit on the north-eastern corner had moved into the western unit. A third occupier had moved onto the site and was now living in the caravan on the north-eastern corner. The effect of this is that the two units which are the subject of the Enforcement Notice (namely, the most western unit and the one in the north-eastern corner) are still occupied in contravention of the Enforcement Notice, and there is now a further breach due to the occupation of the middle caravan without planning permission.
- 2.3. On 25 November a Planning Contravention Notice was issued in respect of all three caravans seeking information on the occupation, including when the occupation of the middle caravan started. The responses to this will be reported verbally, if received by the 9 December.



- 2.4. Whilst the use of land for the standing of a caravan does not necessarily constitute development for which planning permission is needed, where the caravan is occupied this becomes a material change of use. In this case it is a change of use from land ancillary to the public house to a mixed-use ancillary to the public house and the stationing and residential occupation of static caravans. Planning permission is required and there is no planning permission for this use.

### 3. The planning issues

- 3.1. The Broads Authority has a Local Enforcement Plan which sets out its approach to dealing with enforcement matters. It was reviewed and updated in July 2022. At paragraph 3.7 it states that “Whilst the law gives a Local Planning Authority strong legal powers to deal with breaches of planning control, in most cases the first choice of approach is to use negotiation to reach a satisfactory resolution in a timely manner. The negotiations would aim to achieve one of the following outcomes:
- To apply for retrospective planning permission if the development is acceptable and would have got planning permission in the first place; or
  - To amend the development so it is acceptable and then apply for retrospective planning permission if the development is capable of being acceptable; or
  - To amend the development so it is in accordance with the approved plans if the amendments are acceptable; or
  - To remove the unauthorised development or cease the unauthorised use if the development is unacceptable and incapable of being made acceptable.”
- 3.2. In determining how to take this matter forward, the LPA must, therefore, first consider whether the unauthorised development is acceptable in planning terms, whether it is capable of being made acceptable, or whether it is unacceptable. If the unauthorised development is not and cannot be made acceptable, then the LPA must consider the expediency of enforcement action.

#### The acceptability of the development

- 3.3. Looking first at the acceptability of the existing unauthorised development, Adopted Local Plan Policy SP15 sets out the spatial strategy for the provision of new housing and this is further developed in policy DM35 which states:

“New residential development will only be permitted within defined development boundaries, and must be compatible with other policies of the Development Plan.”

There is no development boundary in this area and the development is therefore contrary to DM35 and SP15.

- 3.4. Adopted Local Plan policy DM21 requires that all development provides occupiers with satisfactory level of amenity, including internal accommodation and external amenity space. The caravan is of poor quality, are unlikely to offer adequate levels of heating

and/or insulation and has inadequate amenity space. The requirements of DM21 are not met.

- 3.5. Adopted Local Plan policy DM5 requires that all development is appropriate for the flood risk zone in which it is located and that a site specific flood risk assessment is provided where necessary to demonstrate this. Dwelling houses are classified as 'more vulnerable' to flood risk, however where that dwelling comprises "Caravans, mobile homes and park homes intended for permanent residential use" the risk is increased to 'highly vulnerable'. 'Highly vulnerable' uses are only considered appropriate in Flood Risk Zone 1, or in Flood Risk Zone 2 where an Exceptions Test can be satisfied. This site is located in Flood Risk Zone 3 so the development is therefore inappropriate and conflicts with DM5.
- 3.6. Adopted Local Plan policy DM43 requires all development to meet a high standard of design. This unit is a standard static caravan to which a basic decked area and a shed have been attached. It does not meet the requirements of policy DM43.

#### The expediency of enforcement action

- 3.7. When a breach of planning control has taken place and the LPA is considering what action is appropriate, it will need to look carefully at a number of factors. The factors are expediency, proportionality and consistency.

#### Expediency

- 3.8. Expediency may be explained as an assessment of the harm that is being caused by the breach. Harm may arise through a range or combination of factors, for example adverse impact on visual amenity due to poor design or materials, and this would be an example of direct harm arising from the unlawful development. There is also the generic harm which arises from a development which is in conflict with adopted policies and which, if it were not addressed, would undermine the policies in the development plan as well as the principles of the NPPF and NPPG. Furthermore, a failure to address non-compliant development would undermine the integrity of the planning system and paragraph 59 of the NPPF emphasises the importance of this when it states "Effective enforcement is important to maintain public confidence in the planning system", demonstrating that this is a valid objective in itself.
- 3.9. The harm resulting from this development arises from the clear conflict with planning policy, both national and local. It is considered that this harm is significant because the conflict relates to the fundamental principles of the location of new residential development. There will be costs associated with enforcement action, however, when balanced against the need to ensure, amongst other matters, the protection of the planning system it is considered that enforcement action is likely to be expedient given the benefits of securing a cessation of the development.

#### Proportionality

- 3.10. The second test is one of proportionality; enforcement action should always be proportionate to the seriousness of the harm being caused. In this case, again, the main

objection to the development is the 'in principle' conflict with the approach to the location of new residential development as set out in the NPPF and adopted planning policies. Where it is accepted that an LPA has a responsibility to protect the planning system in order to maintain public confidence in it, it follows that the extent of the action should be directly proportionate to the extent of the breach. In this case, as there is a fundamental conflict with planning policy only a full cessation of the unauthorised use can be justified.

3.11. It is noted that this caravan is being occupied as a dwelling, with the user enjoying the benefits of this and the landowner will be deriving a financial benefit from renting it out. These, however, are private benefits and should not override the public benefits associated with upholding the planning system.

3.12. Overall it is considered that enforcement action to secure the cessation of the unauthorised development is proportionate.

#### Consistency

3.13. The third test is consistency and the Local Enforcement Plan identifies the need to ensure consistency so that a similar approach is taken in similar circumstances to achieve similar outcomes.

3.14. The LPA has already served Enforcement Notices in respect of the other two caravans being occupied on a permanent basis on this site, as well as against two caravans on land in the same ownership at Loddon Marina.

3.15. It is considered that enforcement action against this latest caravan would be consistent with the approach taken elsewhere and therefore meets the requirements of the Local Enforcement Plan.

3.16. Finally, it is noted in the Local Enforcement Plan that whilst the law gives an LPA strong legal powers to deal with unauthorised development, the preferred approach is always to seek to negotiate a solution and the fourth test considers whether this approach has been applied. In negotiating a solution, the outcome will either be that the development is (or is made) acceptable and planning permission is granted, or, where the development is not and cannot be made acceptable, that the breach is stopped. In this case, for the reasons outlined above, the development cannot be made acceptable and there is no prospect of planning permission being granted. The solution will therefore require the cessation of the development.

3.17. Members will be aware of the history of breaches of planning control at this site. The owner of this site has other properties elsewhere in the Broads, including at Loddon Marina, and across these sites there is a history of disregard for planning regulations. Previous experience indicates that it is very unlikely that compliance could be achieved by negotiation. Consequently, the LPA has not sought to engage with the landowner on this matter as it is considered that this would not be the best use of resources and is likely only to delay resolution.

- 3.18. In considering expediency it is also necessary to take account of the impacts and costs of taking action, which would include the resources required to do this, as well as what is likely to be achieved. The more harm that is being caused then the more likely it is that it will be expedient to take enforcement action due to the need to stop the harm. Conversely, if there is little harm it may not be expedient to pursue the matter, particularly if the costs are high. In this case, there is significant harm to interests of public importance from development which is intrinsically unacceptable. The service of Enforcement Notices, as a first step, incurs little cost other than officer time; if further action is needed to secure compliance this will need to be considered.
- 3.19. In conclusion, it is considered that the development is unacceptable and enforcement action can be justified as expedient.

## 4. Financial implications

- 4.1. The service of Enforcement Notices will require officer time; any costs associated with administration will be met from the existing planning service budget.
- 4.2. If compliance is not achieved voluntarily there will be costs associated with enforcing this. Members will be advised of progress through the regular update to Planning Committee, so there will be the opportunity to consider any additional costs.

## 5. Conclusion

- 5.1. The unauthorised development at the site is contrary to development plan policy and could not be granted planning permission.
- 5.2. The Local Enforcement Plan explains that where an unauthorised development is unacceptable and cannot be made acceptable, the LPA should seek to negotiate a solution. There is no realistic prospect of a negotiated solution here and it is recommended that an Enforcement Notice is served requiring the cessation of the unauthorised use. A compliance period of four months would be appropriate.

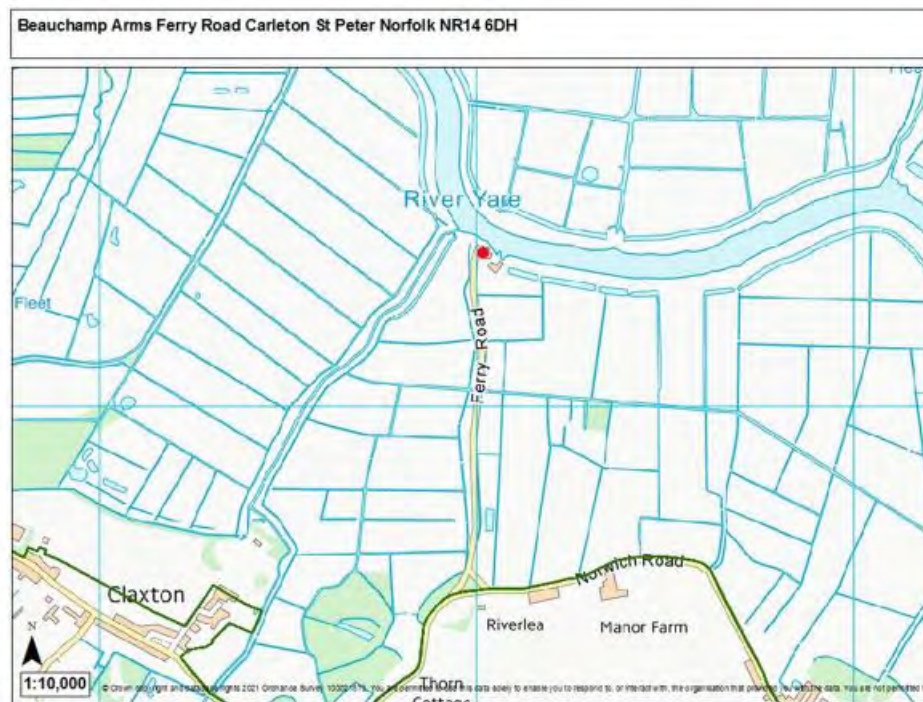
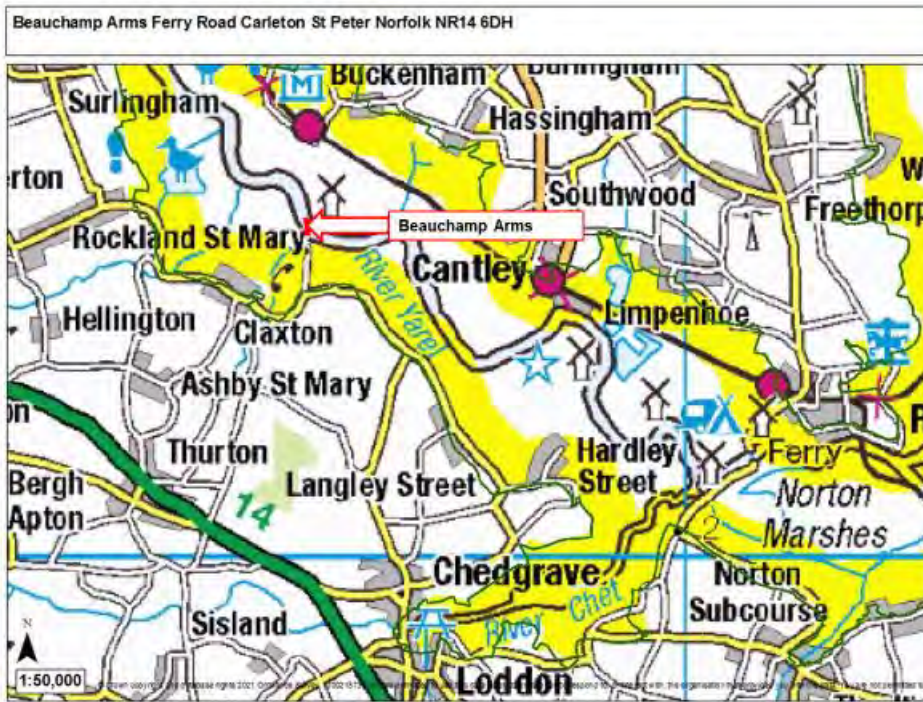
Author: Cally Smith

Date of report: 25 November 2022

Background papers: Enforcement file

Appendix 1 – location map

# Appendix 1 – location maps



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# Planning Committee

09 December 2022

Agenda item number 8

## Enforcement update

Report by Head of Planning

### Summary

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

### Recommendation

To note the report.

Committee date	Location	Infringement	Action taken and current situation
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>• Site being monitored. October 2018 to February 2019.</li> <li>• Planning Contravention Notices served 1 March 2019.</li> <li>• Site being monitored 14 August 2019.</li> <li>• Further caravan on-site 16 September 2019.</li> </ul>

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> <li>• Site being monitored 3 July 2020.</li> <li>• Complaints received. Site to be visited on 29 October 2020.</li> <li>• Three static caravans located to rear of site appear to be in or in preparation for residential use. External works requiring planning permission (no application received) underway. Planning Contravention Notices served 13 November 2020.</li> <li>• Incomplete response to PCN received on 10 December. Landowner to be given additional response period.</li> <li>• Authority given to commence prosecution proceedings 5 February 2021.</li> <li>• Solicitor instructed 17 February 2021.</li> <li>• Hearing date in Norwich Magistrates Court 12 May 2021.</li> <li>• Summons issued 29 April 2021.</li> <li>• Adjournment requested by landowner on 4 May and refused by Court on 11 May.</li> <li>• Adjournment granted at Hearing on 12 May.</li> <li>• Revised Hearing date of 9 June 2021.</li> <li>• Operator pleaded 'not guilty' at Hearing on 9 June. Trial scheduled for 20 September at Great Yarmouth Magistrates Court.</li> <li>• Legal advice received in respect of new information. Prosecution withdrawn and new PCNs served on 7 September 2021.</li> <li>• Further information requested following scant PCN response and confirmation subsequently received that caravans 1 and 3 occupied on Assured Shorthold Tenancies. 27 October 2021</li> <li>• Verbal update to be provided on 3 December 2021</li> </ul>

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> <li>• Enforcement Notices served 30 November, with date of effect of 29 December 2021. Compliance period of 3 months for cessation of unauthorised residential use and 4 months to clear the site. 6 Dec. 2021</li> <li>• Site to be visited after 29 March to check compliance – 23 March 2022</li> <li>• Site visited 4 April and caravans appear to be occupied. Further PCNs served on 8 April to obtain clarification. There is a further caravan on site. 11 April 2022</li> <li>• PCN returned 12 May 2022 with confirmation that caravans 1 and 3 still occupied. Additional caravan not occupied.</li> <li>• Recommendation that LPA commence prosecution for failure to comply with Enforcement Notice. 27 May 2022</li> <li>• Solicitor instructed to commence prosecution. 31 May 2022</li> <li>• Prosecution in preparation. 12 July 2022</li> <li>• <b>Further caravan, previously empty, now occupied. See separate report on agenda. 24 November 2022</b></li> </ul>
8 November 2019	Blackgate Farm, High Mill Road, Cobholm	Unauthorised operational development – surfacing of site, installation of services and standing and use of 5 static caravan units for residential use for purposes of	<ul style="list-style-type: none"> <li>• Delegated Authority to Head of Planning to serve an Enforcement Notice, following liaison with the landowner at Blackgate Farm, to explain the situation and action.</li> <li>• Correspondence with solicitor on behalf of landowner 20 Nov. 2019.</li> <li>• Correspondence with planning agent 3 December 2019.</li> <li>• Enforcement Notice served 16 December 2019, taking effect on 27 January 2020 and compliance dates from 27 July 2020.</li> <li>• Appeal against Enforcement Notice submitted 26 January 2020 with a request for a Hearing. Awaiting start date for the appeal. 3 July 2020.</li> <li>• Appeal start date 17 August 2020.</li> </ul>



Committee date	Location	Infringement	Action taken and current situation
		a private travellers' site.	<ul style="list-style-type: none"> <li>• Hearing scheduled 9 February 2021.</li> <li>• Hearing cancelled. Rescheduled to 20 July 2021.</li> <li>• Hearing completed 20 July and Inspector's decision awaited.</li> <li>• Appeal dismissed with minor variations to Enforcement Notice. Deadline for cessation of caravan use of 12 February 2022 and 12 August 2022 for non-traveller and traveller units respectively, plus 12 October 2022 to clear site of units and hardstanding. 12 Aug 21</li> <li>• Retrospective application submitted on 6 December 2021.</li> <li>• Application turned away. 16 December 2021</li> <li>• Site visited 7 March 2022. Of non-traveller caravans, 2 have been removed off site, and occupancy status unclear of 3 remaining so investigations underway.</li> <li>• Further retrospective application submitted and turned away. 17 March 2022</li> <li>• Further information on occupation requested. 11 April 2022</li> <li>• No further information received. 13 May 2022</li> <li>• Site to be checked. 6 June 2022</li> <li>• Site visited and 2 caravans occupied in breach of Enforcement Notice, with another 2 to be vacated by 12 August 2022. Useful discussions held with new solicitor for landowner. 12 July 2022.</li> <li>• Further site visited required to confirm situation. 7 September 2022</li> <li>• Site visit 20 September confirmed 5 caravans still present. Landowner subsequently offered to remove 3 by end October and remaining 2 by end April 2023. 3 October 2023.</li> </ul>

Committee date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> <li>• Offer provisionally accepted on 17 October. Site to be checked after 1 November 2022.</li> <li>• <b>Compliance with terms of offer as four caravans removed (site visits 10 and 23 November). Site to be checked after 31 March 2023. 24 November 2022</b></li> </ul>
8 January 2021	Land east of Brograve Mill, Coast Road, Waxham	Unauthorised excavation of scrape	<ul style="list-style-type: none"> <li>• Authority given for the service of Enforcement Notices.</li> <li>• Enforcement Notice served 29 January 2021.</li> <li>• Appeal against Enforcement Notice received 18 February 2021.</li> <li>• Documents submitted and Inspector's decision awaited. September 2021</li> <li>• PINS contacted; advised no Inspector allocated yet. 20 October 2022.</li> </ul>
13 May 2022	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised operation development comprising erection of workshop, kerbing and lighting	<ul style="list-style-type: none"> <li>• Authority given by Chair and Vice Chair for service of Temporary Stop Notice requiring cessation of construction 13 May 2022</li> <li>• Temporary Stop Notice served 13 May 2022.</li> <li>• Enforcement Notice and Stop Notice regarding workshop served 1 June 2022</li> <li>• Enforcement Notice regarding kerbing and lighting served 1 June 2022</li> <li>• Appeals submitted against both Enforcement Notices. 12 July 2022</li> </ul>
21 September 2022	Land at Loddon Marina, Bridge Street, Loddon	Unauthorised static caravans	<ul style="list-style-type: none"> <li>• Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of unauthorised static caravans.</li> <li>• Enforcement Notice served. 4 October 2022.</li> <li>• Enforcement Notice withdrawn on 19 October due to minor error; corrected Enforcement Notice re-served 20 October 2022.</li> <li>• <b>Appeals submitted against Enforcement Notice. 24 November 2022</b></li> </ul>

Author: Cally Smith

Date of report: 24 November 2022

# Planning Committee

09 December 2022

Agenda item number 9

## Belton with Browston, Burgh Castle and Fritton and St Olaves Neighbourhood Plan – area designation consultation

Report by Planning Policy Officer

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### Summary

This report introduces the Belton with Browston, Burgh Castle and Fritton and St Olaves Neighbourhood Plan.

### Recommendation

To agree to Belton with Browston, Burgh Castle and Fritton and St Olaves becoming a neighbourhood area to produce a Neighbourhood Plan.

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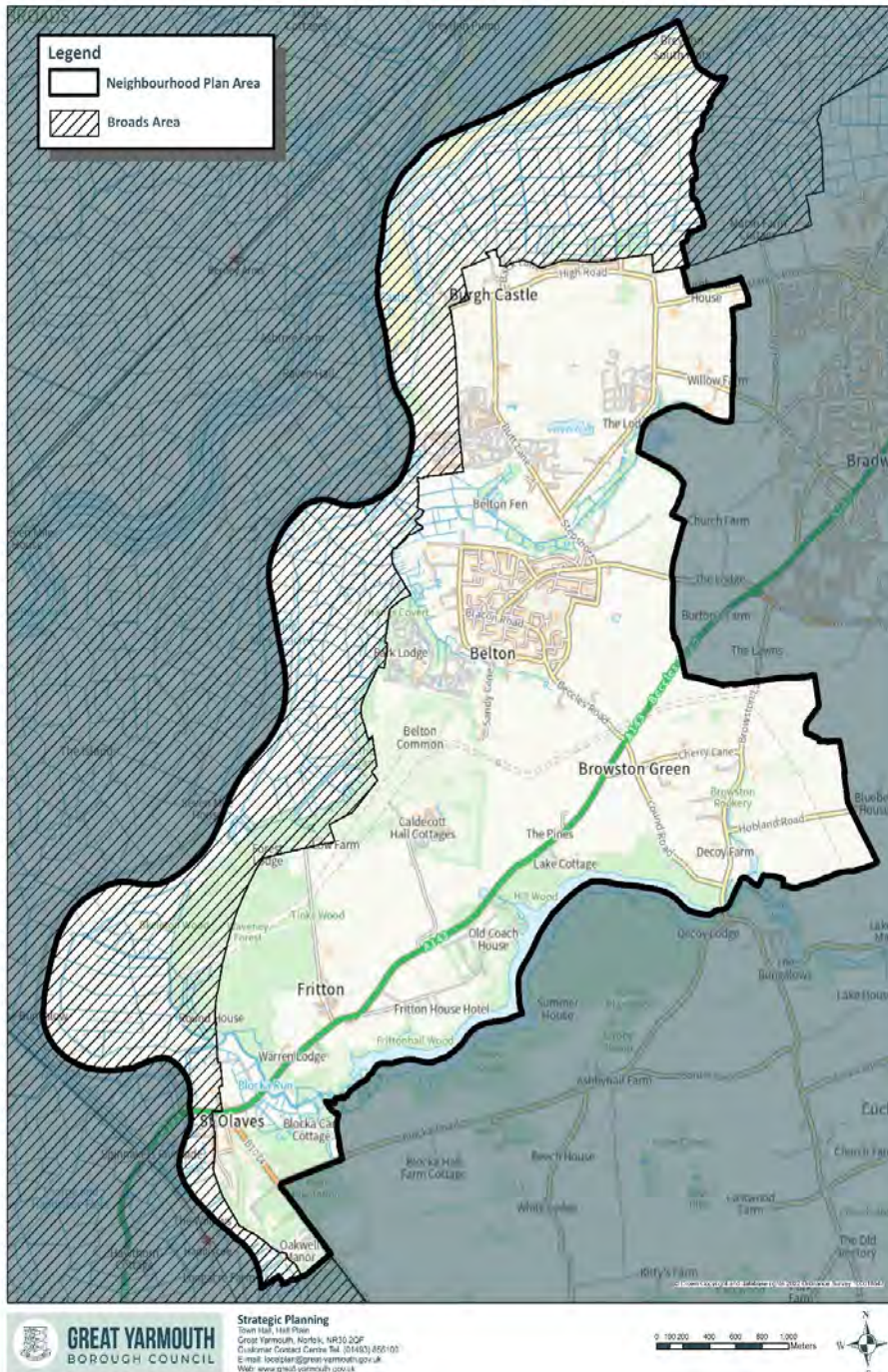
## 1. Neighbourhood planning

- 1.1. Neighbourhood planning was introduced through the Localism Act 2011. Legislation then came into effect in April 2012 giving communities the power to agree a Neighbourhood Development Plan, make a Neighbourhood Development Order and make a Community Right to Build Order.
- 1.2. A Neighbourhood Development Plan can establish general planning policies for the development and use of land in a neighbourhood, such as where new homes and offices should be built, and what they should look like.
- 1.3. Under the Neighbourhood Planning (General) Regulations 2012, a parish or town council within the Broads Authority Executive Area undertaking a Neighbourhood Plan is required to apply to the Broads Authority and the relevant District Council to designate the Neighbourhood Area that their proposed plan will cover.
- 1.4. Because this Neighbourhood Plan covers more than one parish, it was subject to consultation between 7 October 2022 and 18 November 2022.
- 1.5. The application for a Neighbourhood Area was submitted by Belton with Browston as the lead parish council.

## 2. Belton with Browston, Burgh Castle and Fritton and St Olaves Neighbourhood Plan

- 2.1. Belton with Browston Parish Council in Great Yarmouth Borough has submitted the application for Belton with Browston, Burgh Castle and Fritton and St Olaves becoming a neighbourhood area to produce a Neighbourhood Plan.

### Belton with Browston, Burgh Castle and Fritton with St Olaves Proposed Neighbourhood Plan Area



### 3. About Belton area neighbourhood area application

- 3.1. The nomination was received on 30 September 2022 and can be found here:  
[Application for Designation of a Neighbourhood Area - Belton with Browston, Burgh Castle, and Fritton with St Olaves \(ODT 2.3Mb | great-yarmouth.gov.uk\)](#)
- 3.2. There are no known or obvious reasons not to agree the Neighbourhood Area.

### 4. Comments received during the consultation

- a) Bradwell Parish Council – no comments
- b) Burgh Castle Parish Council - Burgh Castle Parish Council fully supports the proposed designation of a joint neighbourhood plan, it is felt the plan will be a great benefit to the community as a whole.

### 5. Useful links

- a) [Broads Authority neighbourhood planning \(broads-authority.gov.uk\)](#)
- b) [Great Yarmouth Borough Council current neighbourhood planning status \(great-yarmouth.gov.uk\)](#)
- c) [Royal Town Planning Institute neighbourhood planning guidance \(rtpi.org.uk\)](#)

Author: Natalie Beal

Date of report: 24 November 2022

# Planning Committee

09 December 2022

Agenda item number 10

## Annual Monitoring Report

Report by Planning Policy Officer

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### Summary

The Annual Monitoring Report (AMR) sets out planning related data from 1 April 2021 to 31 March 2022. It also includes the annual check of exemptions related to self-build.

### Recommendation

To note the report and endorse its findings.

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## 1. Introduction

1.1. The Annual Monitoring Report (AMR) assesses planning permissions granted over the monitoring period from 1 April 2021 to 31 March 2022. It also assesses how policies in the Local Plan for the Broads were used. The Local Plan monitoring indicators are a key component of this AMR, which provides an update on the Duty to Cooperate and progress on the Local Plan and other associated documents. The AMR will be published on the Broads Authority's website.

## 2. AMR Headline figures

2.1. The following are the headline figures taken from the AMR (at Appendix 1):

- a) Total number of dwellings completed in 2021/22: 7.
- b) Total number of houses permitted that count towards Objectively Assessed Need (OAN) in 2021/22: 15.
- c) 6 units of holiday accommodation count towards the housing need for the Broads.
- d) The average number of dwellings permitted over the three years is 16.33 dwellings, which is greater than the Local Plan average of 11.43 dwellings.
- e) Approval rate (as a percentage of validated applications) is 88.2%.
- f) 0 residential moorings permitted.
- g) 2 appeals decided, 1 allowed and 1 dismissed.
- h) Self-build exemption from the duty to give enough suitable development permissions to meet the identified demand.

i) 5-year land supply:

<b>Approach</b>	<b>Supply in years</b>
Liverpool	6.10
Sedgefield	5.12

Author: Natalie Beal

Date of report: 24 November 2021

Appendix 1 – Annual Monitoring Report 2021/22



# Annual Monitoring Report 2021/2022

December 2022



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## 1. Introduction

The Annual Monitoring Report (AMR) assesses planning permissions granted over the monitoring period from 1 April 2021 to 31 March 2022. It also assesses how policies in the Local Plan for the Broads were used. The Local Plan Monitoring indicators are a key component of this AMR. The AMR provides an update on the Duty to Cooperate as well as progress on any work related to producing the Local Plan and other associated documents.

The source of the data in this AMR is mainly from data collected and held by the Broads Authority (BA). If you have any queries regarding this AMR, please contact the Planning Team at the Broads Authority on 01603 610734.

## 2. Duty to Cooperate

The Localism Act 2011 introduced a 'duty to cooperate' on strategic planning matters (defined as those affecting more than one planning area) applying to local planning authorities and a range of other organisations and agencies. The following provides an overview of the types of cooperation going on between BA and other organisations covered by the duty, during the year under review.

A Duty to Cooperate Statement has been produced to accompany the Local Plan: [BLP-Appendix-E-Final-Broads-Local-Plan-Duty-to-Cooperate-Statement-ba160318.pdf \(broads-authority.gov.uk\)](https://broads-authority.gov.uk/BLP-Appendix-E-Final-Broads-Local-Plan-Duty-to-Cooperate-Statement-ba160318.pdf)

The main cooperation outcome has been that Great Yarmouth Borough Council has agreed to accommodate the residual need of 38 dwellings which arises in the Borough's part of the Broads.

The [Norfolk Strategic Planning Framework version 3](#) has been produced and endorsed by all Norfolk Local Planning Authorities. This is a series of agreements that all Norfolk Authorities will sign up to.

The Authority continues to engage proactively with our District Councils, the rest of Norfolk and Suffolk and the County Councils mainly through meetings and responding to consultations, as well as working on joint projects.

Joint projects that were undertaken, completed or started in the 2021/22 monitoring period are as follows:

- Early stages of a Norfolk and Suffolk Coast Supplementary Planning Document, working with East Suffolk, Great Yarmouth and North Norfolk Councils.
- Suffolk Design Work – working with the rest of Suffolk Local Planning Authorities.
- Masterplanning work for East Norwich – working with Norwich City Council and Norfolk County Council.
- East Suffolk Walking and Cycling Strategy.

- Endorsing and starting to implement the Suffolk Coast and Norfolk Green Infrastructure and Recreation Impact Avoidance and Mitigation Strategies.
- Early work, with Norfolk Local Planning Authorities, on Nutrient Neutrality.

### 3. Local Plan and other Planning Policy Documents

The [Local Plan for the Broads \(broads-authority.gov.uk\)](https://broads-authority.gov.uk) was adopted in May 2019. It has therefore been in place to be used in determining planning applications for all of the 2021/22 monitoring period. The table at [Appendix D](#) reflects the monitoring indicators from the Local Plan. It also shows how the policies are generally working.

During the monitoring period, the Local Plan review began. The Local Plan webpage above includes work completed to date, which is as follows:

- [The Index of Multiple Deprivation Topic Paper \(September 2021\)](#)
- [Settlement Study \(February 2022\)](#)
- [Development Boundaries Topic Paper \(April 2022\)](#)
- [Sustainability Appraisal \(SA\) Scoping Report](#)
  - [SA Scoping Report Appendix 2 - Literature Review](#)
  - [SA Scoping Report Appendix 3a - Baseline Data](#)
  - [SA Scoping Report Appendix 3b - Maps](#)
  - [SA Scoping Report Appendix 3c - Norfolk Geodiversity Audit database for the Broads](#)
  - Read the comments received as part of the [technical consultation on the SA Scoping Report](#).

Other work that had been commissioned in the monitoring period, but not completed by 31 March 2022 (although were completed by December 2022) is:

- [Gypsy, Traveller & Residential Caravans Need Assessment \(Great Yarmouth Borough only\) - June 2022 \(broads-authority.gov.uk\)](#)
- [Broads Local Housing Need Assessment - September 2022 \(broads-authority.gov.uk\)](#)
- [Broads Residential Moorings Need Assessment - August 2022 \(broads-authority.gov.uk\)](#)

## 4. Neighbourhood Plans

Neighbourhood Plans continue to be produced during the 2021/22 monitoring period. An up to date list on the progress of the Neighbourhood Plans is available at [Neighbourhood planning \(broads-authority.gov.uk\)](https://www.broads-authority.gov.uk/Neighbourhood-planning)

[Appendix A](#) shows a map of Neighbourhood Plans that are relevant to the Broads.

Notably, the following Neighbourhood Plans were adopted in the monitoring period:

- Beccles
- Filby
- Rollesby
- Winteron on Sea

## 5. Completions of net new housing in 2021/22

The following schemes have been completed in the 2021/22 period. Data was collected either through phoning the applicant or agent or site visits. For the purposes of the AMR, completed means that it has windows and doors.

App No	District	Proposal	Type	Net New	Self-Build (April 2016 onwards)?
BA/2017/0474/FUL	SNDC	2 new dwellings and associated hard & soft landscaping	Residential	2	yes
BA/2018/0168/FUL	BDC	Demolition of existing storage building and erection of 2 bedroom holiday chalet.	Holiday	1	no
BA/2018/0374/FUL	NNDC	New dwelling.	Residential	1	yes
BA/2018/0279/FUL	GYBC	Change of use of existing barn & cattery to holiday accomodation	Holiday	1*	no
BA/2021/0223/FUL	BDC	Retrospective application for the change of the first floor of the Coach House for use as holiday let accommodation	Holiday	1	No
BA/2021/0033/FUL	NNDC	Glazed single storey link between house and boatshed. Change of use of first-floor of boatshed to a dual use self-contained flat which would be used as ancillary accommodation for a family member and as a holiday let flat	Holiday	1	No

\* 1 of the 2 dwellings that were permitted has been completed.

Number of residential dwellings: 3

Number of holiday homes: 4

**Total number of dwellings completed in 2021/22: 7**

## 6. Net new dwelling applications permitted in 2021/22

The following table sets out some details of permitted housing related applications. These applications also appear in Section 8 as they are yet to be completed.

Planning application reference	Parish	District	How many new dwellings?	How many dwellings lost?	Net total of dwellings?	How many new affordable dwellings?	How many affordable dwellings lost?	Net total of affordable dwellings?	On previously developed land?	In development boundary?	Is the dwelling a rural enterprise dwelling?	Is the scheme for elderly/specialist need housing?	Is the scheme for self-build?
BA/2020/0408/FUL	Oulton Broad	East Suffolk	1	0	1	0	0	0	No	Yes	No	No	No
BA/2021/0084/FUL	Oulton Broad	East Suffolk	1	0	1	0	0	0	Yes	Yes	No	No	No
BA/2020/0053/FUL	Great Yarmouth	Great Yarmouth	2	0	2	0	0	0	Yes	No <sup>a</sup>	No	No	No
BA/2021/0276/CUPA	Thorpe St Andrew PC	Broadland	6	0	6	0	0	0	Yes	Yes	No	No	No
BA/2021/0233/FUL	Stalham Town Council	North Norfolk	1	0	1	0	0	0	No	No <sup>b</sup>	No	No	Yes
BA/2021/0181/FUL	Stokesby with Herringby PC	Great Yarmouth	4	0	4	0	0	0	No	No <sup>c</sup>	No	No	No
BA/2021/0117/FUL	Mettingham	East Suffolk	1	0	1	0	0	0	No	No <sup>d</sup>	Yes	No	Yes

a – at the Port of Marina site which is subject to its own policy in the Local Plan. Seven dwellings already permitted here.

b – Stalham Staithe is seen as an acceptable location due to facilities and services being close and accessed via the pedestrian refuge over the A149.

c – this is an allocation in the Local Plan.

d – this is for a rural enterprise dwelling - has slightly different location requirements to market residential (note that this does not count towards the OAN).

**Total number of dwellings permitted in 2021/22: 16 dwellings**

**Number of dwellings permitted in 2021/22 that count toward the OAN: 15 dwellings**

## 7. Tourism accommodation applications permitted in 2021/22

The following table sets out some details of permitted tourism accommodation related applications. It also identifies if these units are self-contained and, in theory, could be lived in and therefore count towards the Objectively Assessed Housing Need set out in the Local Plan. These applications also appear in Section 8 as they are yet to be completed (apart from BA/2021/0033/FUL and BA/2021/0223/FUL which are completed).

Planning Application Number	What type? (for example, tent pitches, glamping, caravans, second home, holiday home, other)	How many new 'units' of holiday accommodation?	How many lost 'units' of holiday accommodation?	Net total 'units' of holiday accommodation?	Any occupancy conditions?	On Previously developed land?	Count towards OAN?
BA/2021/0385/FUL	Replacement holiday chalet	1	1	0	No	Yes	No
BA/2021/0223/FUL	Retrospective 1st floor of coach house to holiday let	1	0	1	Short term holiday only	Yes	Yes
BA/2021/0260/FUL	Existing single storey riverside holiday let to be demolished and a new double storey A frame style holiday let to replace.	1	1	0	Short term holiday only	Yes	No
BA/2021/0417/FUL	Barn conversion to holiday let	1	0	1	Yes - not main or sole residence	Yes	Yes
BA/2021/0033/FUL	Glazed single storey link between house and boatshed. Change of use of first-floor of boatshed to a dual use self-contained flat which would be used as ancillary accommodation for a family member and as a holiday let flat	1	0	1	Yes - not main or sole residence.	Yes	Yes
BA/2021/0145/FUL	Proposed demolition of the existing Ludham Bridge Stores and Wayfares cafe for the erection of a replacement building and extension to accommodate a new cafe and store, alongside 3 proposed holiday lets to the rear.	3	0	3	Short term holiday only	Yes	Yes

When calculating the need for housing for the Broads, the consultants ensured they considered empty homes – second and holiday homes. The Broads Authority calculated the numbers of second and holiday homes in the Broads part of various districts and provided the consultants with this data. As a result, considering that holiday and second homes were taken into account when calculating the need, they can be counted towards meeting the need. **6 units of holiday accommodation count towards the housing need for the Broads** (these are also listed in the table at section 8).



## 8. Outstanding planning permissions for net new housing – all years

Applicants or agents were called to ask if schemes were completed. The following schemes were not completed and the table shows if they had started or not. Applicants or agents were also asked if they had any idea of when the schemes would be completed. For some of the applications, despite numerous attempts at contacting either the agent or applicant, we were unable to get any update on when the scheme was likely to be completed (see last column). Indeed, some applicants who we spoke to, were not able to tell us when their scheme will likely be completed.

App No	District	Proposal	Net New	Self-Build (April 2016 onwards)?	Commenced?	Completion: 2022/23	Completion: 2023/24	Completion: 2024/25	Completion: 2025/26	Completion: 2026/27	Completion: After 2027	Completion: Unknown as at June 2022
BA/2010/0381/CU	SNDC	Change of Use of single storey barn to holiday cottage	1	N/A	y		1					
BA/2012/0271/FUL OUL2	WDC	Re-development of former Pegasus Boatyard to provide 76 dwellings, new boatyard buildings, office, moorings and new access road.	76	N/A	y	0	0	0	15	15	46	
BA/2013/0156/FUL	NNDC	Removal of holiday caravan and erection of thatched boathouse with replacement holiday accommodation in roof space.	1	N/A	y							1
BA/2015/0426/FUL	WDC	Conversion of existing barns and outbuildings to form new residential units and erection of a new stable block.	4	yes - 1	y	4						
BA/2017/0103/OUT THU1	GYBC	Outline application to redevelop Hedera House to form 6 residential dwellings and 10 new holiday cottages.	16	no	n		16					
BA/2017/0191/FUL	BDC	The conversion of a redundant agricultural building to a single dwelling, including associated building and landscaping works and the change of use of an existing dwelling to provide a dedicated tourism use.	1	no	y							1
BA/2018/0007/FUL	GYBC	Change of use of outbuildings to 2 No. holiday lets	2	no	y							2
BA/2018/0279/FUL	GYBC	Change of use of existing barn & cattery to holiday accommodation	1*	no	y							1
BA/2019/0118/FUL	GYBC	Erection of 7 residential dwellings, 12 permanent residential moorings, 9 resident moorings, 10 visitor moorings, 1 mooring for Broads Authority, the redevelopment of the Marina building as offices & storage with associated landscaping & parking	7	No	y		7					
BA/2019/0168/FUL	ESC	Change of use of housekeeping building to 2 bed holiday bungalow with addition of new pitched roof. Erection of new housekeeping building in parking area to rear of reception building.	1	no	n							1
BA/2019/0345/FUL	GYBC	Convert barn to two-bedroom holiday let.	1	no	y	1						

App No	District	Proposal	Net New	Self-Build (April 2016 onwards)?	Commenced?	Completion: 2022/23	Completion: 2023/24	Completion: 2024/25	Completion: 2025/26	Completion: 2026/27	Completion: After 2027	Completion: Unknown as at June 2022
BA/2019/0382/FUL	ESC	Change of use & extension to part of existing restaurant/function area to create 4 x 1-bedroom holiday apartments.	4	no	n							4
BA/2018/0359/FUL	BDC	Demolition of shed, erect timber clad boat workshop, 3 residential dwellings, car park, flood defence wall and landscaping	3	no	n							3
BA/2020/0042/CUPA	NNDC	Notification for Prior Approval for a proposed change of use of the first floor of building from Office Use (Class B1(a)) to a to single dwelling house (Class C3)	1	no	y	1						
BA/2020/0053/FUL	GYBC	Demolition of former marina building & erection of 2 residential dwellings with parking & residential moorings.	2	no	y		2					
BA/2021/0084/FUL	ESC	Sub-divide shop into 2 units, new shop fronts and 1x flat to the rear	1	no	n							1
BA/2021/0276/CUPA	BDC	Conversion of office to 6 residential units	6	no	n		6					
BA/2020/0408/FUL	ESC	Demolition of existing dwelling (Westerley) & erection of replacement dwelling and erection of new dwelling on neighbouring plot (The Moorings).	1	no	n		1					
BA/2021/0233/FUL	NNDC	Three-bedroom detached bungalow.	1	no	n		1					
BA/2021/0181/FUL STO1	GYBC	Residential development of 2no. semi-detached townhouses and 2no. detached houses	4	no	n		4					
BA/2021/0417/FUL	SNDC	Conversion & change of use to short term holiday let	1	no	n							1
BA/2021/0145/FUL	NNDC	Proposed demolition of the existing Ludham Bridge Stores and Wayfares cafe for the erection of a replacement building and extension to accommodate a new cafe and store, alongside 3 proposed holiday lets to the rear.	3	no	n							3
<b>Total</b>	-	-	<b>138</b>			6	38	0	15	15	46	18

\* the permission is for 2 dwellings, but one has been completed (see section 5)

## 9. Local Plan Allocations – net new housing

The following shows when the allocations for net new housing that are allocated in the Local Plan for the Broads could be delivered. Please note that the schemes at Pegasus and at Thurne, and more recently, Stokesby, are included in the previous table (as they also have permission).

Site	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total	General location	District
HOV3						6										6	Hoveton	North Norfolk
NOR1										40	40	40				120	Norwich	Norwich
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>126</b>	-	-

- HOV3 – there are some discussions about various uses for this site. In the 2019/20 AMR, following discussion with the agent, they have suggested that delivery could be after the next 5 years; this timeframe is continued in this AMR – the site is not included in the 5-year land supply calculations.
- NOR1 – continues to be a constrained site, but the Broads Authority are working with Norwich City Council who are liaising with the landowners of that site and other sites in the area regarding bringing forward the site for development. A Masterplan, that is likely to become a SPD, is under production.

## 10. Planning Application data

The following table sets out the number of planning applications received between 1 April 2021 and 31 March 2022 and how many were permitted or refused.

<b>Applications*</b>	<b>Total</b>
Total number submitted	<b>260</b>
Validated applications	<b>238</b>
Approved applications	<b>210</b>
Refused applications	<b>15</b>
Withdrawn applications	<b>13</b>

\* These totals do not include any Non-Material Amendments, Applications for Approval of Details Reserved by Condition, Neighbour LPA Consultations/County Matter consultations, Screening/Scoping opinions or Pre-Apps.

**Approval rate (as a percentage of validated applications) is 88.2%**

## 11. Appeals

The following table sets out the number of appeals between 1 April 2021 and 31 March 2022 and how they were determined.

- Decisions: 2
- Dismissed: 1
- Allowed: 1
- Part Allowed/Part Dismissed: 0
- Withdrawn: 0
- Decisions outstanding: 6

## 12. Residential moorings

No applications for residential moorings were received in monitoring period.

### 13. Moorings/Access to water

The following table sets out some details of permitted mooring/access to water related applications

Planning Application Number	Location	Description	Number of new moorings/length	New visitor moorings (DM33)	Type	Public or private?
BA/2021/0105/FUL	Brundall PC	Replace quayheading, widen wet dock and install finger jetty.	24.8	0	Quayheading	Private
BA/2021/0444/FUL	Surlingham PC	New pontoon and access ramp	0	0	Pontoon	Private
BA/2021/0306/FUL	Rockland St Mary with Hellington PC	Boat jetty and walkway	0	0	Jetty	Private - mooring only for use of jetty, no mooring at any other time (condition 4)
BA/2021/0384/FUL	Brundall PC	Re-profiling of moorings including 20m of new piling with walkway	20m	NO	Quayheading	Private

The cumulative list of moorings delivered as a result of policy DM33 (and its predecessor) is as follows. No new mooring schemes were added to this list, this monitoring period.

<b>Application number</b>	<b>Location</b>	<b>Detail</b>	<b>Available?</b>
BA/2015/0244/COND	Barnes Brinkcraft, Hoveton	6 moorings now available.	Yes
BA/2012/0121/FUL	Brundall Church Fen	25m provided.	Yes
BA/2013/0397/FUL	Ferryview Marina (now Horning Pleasurecraft)	2 visitor moorings provided.	Yes
BA/2013/0163/FUL	Pyes Mill, Loddon	2 visitor moorings to be provided.	Yes
BA/2014/0426/FUL	Sutton Staithe	2 visitor moorings provided.	Yes
BA/2015/0172/FUL	Swanecraft	2 visitor moorings provided	Yes
BA/2014/0010/FUL	Eastwood Marine, Brundall	2 visitor moorings provided.	Yes
BA/2017/0268/FUL	Wayford Marina, Wayford Road, Wayford Bridge	2 visitor moorings provided.	Yes
BA/2018/0149/FUL	Oulton Broad	4 visitor moorings to be provided	Yes
BA/2019/0118/FUL	Marina Quays, Great Yarmouth	10 visitor moorings to be provided	Yes

## 14. Heritage indicators

### a. Conservation Area Appraisals Reviewed

(Source: Broads Authority Historic Environment Officer)

- 2022 Halvergate and Tunstall Conservation Area re-appraisal being prepared
- 2022 Bungay Conservation Area adopted March 2022
- 2021 Horning Conservation Area ready to be consulted. (POSTPONED)
- 2021 Belaugh Conservation Area adopted October 2021
- 2020 Ludham Conservation Area adopted
- 2018-2019: Somerton Conservation Area adopted

- 2016-2017: Loddon and Chedgrave Conservation Area re-appraisal adopted, Stalham Staithe Conservation Area re-appraisal adopted
- 2015-2016: Oulton Broad Conservation Area re-appraisal adopted
- 2014-2015: Beccles and Halvergate Marshes Conservation Area re-appraisals were adopted
- 2013- 2014: Langley Abbey re-appraisal adopted
- 2012-2013: Ellingham, Ditchingham Dam and Geldeston Conservation Areas re-appraisals adopted
- 2011-2012: Neatishead and Somerleyton Conservation Areas re-appraisals adopted
- 2010-2011: Belaugh and Wroxham Conservation Areas re-appraisals adopted

**b. Number of Listed Buildings at Risk**

(Source: Broads Authority Historic Environment Officer)

## 15. Brownfield Register

The [Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#) requires local authorities to prepare and maintain registers of brownfield land that is suitable for housing. All Local Planning Authorities were required to set up a Brownfield Register by the end of 2017 and update it every year. The most recent register for the Broads Authority is available at [Brownfield Register \(broads-authority.gov.uk\)](http://broads-authority.gov.uk).

## 16. Class E applications

Class E includes the following:

Use, or part use, for all or any of the following purposes—

(a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,

(b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,

(c) for the provision of the following kinds of services principally to visiting members of the public—

(i) financial services,

(ii) professional services (other than health or medical services), or

(iii) any other services which it is appropriate to provide in a commercial, business or service locality,

(d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,

(e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,

(f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,

(g) for—

(i) an office to carry out any operational or administrative functions,

(ii) the research and development of products or processes, or

(iii) any industrial process,

being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

The table within this article shows how some uses have changed to class E and to other new classes as well. [Planning: use classes order changes \(pinsentmasons.com\)](https://www.pinsentmasons.com/planning-use-classes-order-changes).



The following table sets out some details of permitted E class uses.

Planning Application Number	Description	Parish	Which land use?	Is it within the town centre?	New floor space (sqm)	Lost floor space (sqm)?	Net floor space (sqm)
BA/2021/0084/FUL	Sub-divide shop into 2 units, new shop fronts and 1x flat to the rear	Oulton Broad	Class E	No, but within a District Centre	0	104	152 - sub-divided
BA/2021/0475/FUL	Internal alterations to convert existing first floor mezzanine to office accommodation, external alterations, raise roof, new windows, new first floor decking and external exit staircase.	Thorpe St Andrew PC	Class E	No	70sqm	0	70sqm
BA/2021/0395/FUL	Temp permission for office <sup>a</sup>	Horseley PC	Class E	No	0	0	0

a - This is a temporary permission which follows on from a previous temporary permission (for a porta cabin). They are looking to replace this building with a more permanent solution but it won't be for a little while due to covid setbacks. The floorspace of the porta cabin is approx. 52m<sup>2</sup>.

## 17. Employment

The following table sets out some details of permitted employment related applications.

Planning Application Number	Description	What use class?	new floor space (state units)	lost floor space (state units)	Net total (state units)	On Previously developed land?
BA/2021/0372/FUL	Lean-to extension to both sides of existing grain store. Cattle yard cover.	Sui Generis	1264sqm	0	1264sqm	Yes
BA/2021/0016/FUL	Construction of 1 x free-standing germination vessel and 4 x malt storage silos <sup>a</sup>	B2	0	0	0	Yes
BA/2021/0481/FUL	Agricultural Building	Agriculture	76m2	0	76m2	No

a – whilst a B2 use, the development is effectively storage and so no floor space data is given.

## 18. Renewable/low carbon energy

The following applications were for/included low carbon/renewable energy generation.

Planning application number	Description	Location	Generation
BA/2021/0272/HOUSEH (and 0273/LBC)	carport and air source heat pumps	Barsham and Shipmeadow PC	12 kwh x 2
BA/2021/0459/PN <sup>a</sup>	Prior Approval solar panels.  542 solar panels - 1038*2094mm = 1,166.76m <sup>2</sup> area in total.	Beccles Town Council	Around 125,000kWh
BA/2021/0191/FUL <sup>a</sup>	Installation of a solar panel array 10m x 2.6m (or 20 panels)	Blundeston and Flixton PC	Around 26,000kWh
BA/2021/0235/FUL <sup>a</sup>	Installation of ground source collector & 90 solar panels. 90 solar panels cover area of 861.7m <sup>2</sup>	Reedham PC	Around 92,000kWh
BA/2021/0343/FUL	Abstraction and discharge point for district Heating System (sited outside BA area)	Norwich	Only the extraction point was in our area, the actual heat pump etc was in Norwich City.

a -Assuming a rough irradiation in Norfolk of 1,000kwh/m<sup>2</sup> per year, and 15% efficiency of the panels, a 1,000m<sup>2</sup> of solar panels would throw out between 100,000 and 150,000kwh, depending on efficiency losses. This depends how effective their movement of the panels are, any shading that might interfere with it, how efficient the panels themselves are, and if they are using the power locally or exporting to the grid.

## 19. RAMS

During the monitoring period, the Suffolk Coast and Norfolk Recreation Impact Avoidance Mitigation Strategies were brought in. The following table shows relevant applications. See also the Infrastructure Funding Statement section for details.

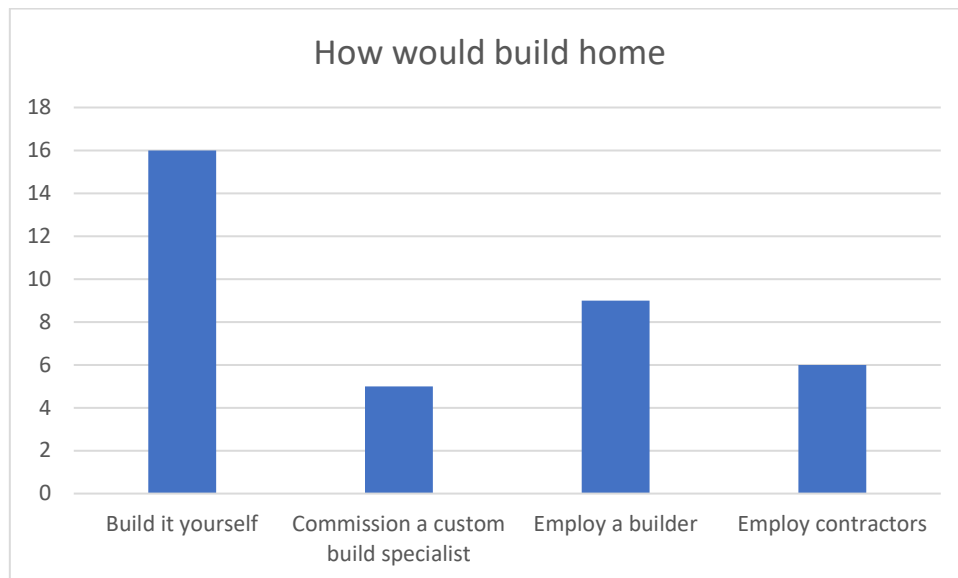
Application number	Location	Description	RAMS payment
BA/2021/0084/FUL	Oulton Broad	Sub-divide shop into 2 units, new shop fronts and 1x flat to the rear	£321.22 RAMS Contribution to East Suffolk Council
BA/2020/0408/FUL	Oulton Broad	Replacement dwelling and new dwelling	£321.22 RAMS Contribution to East Suffolk Council

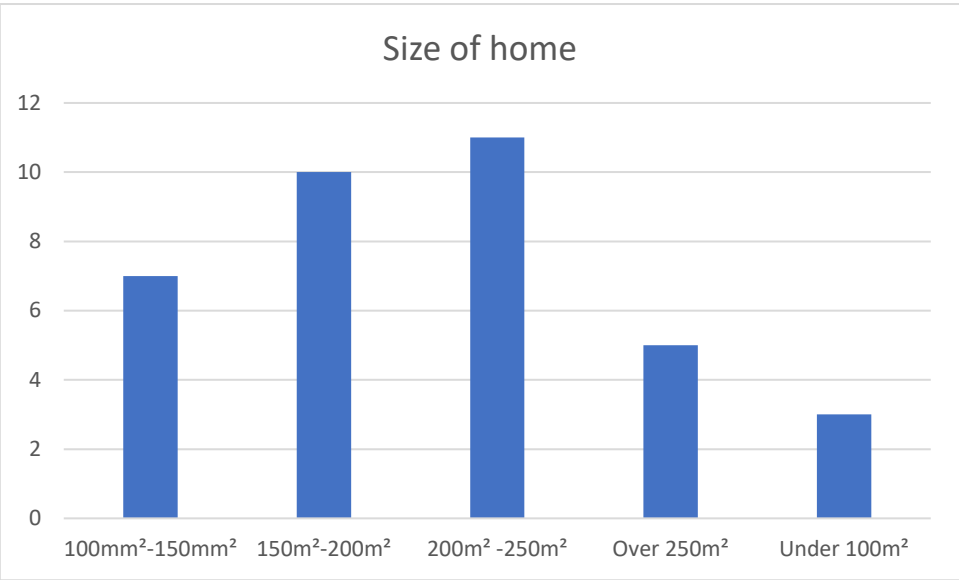
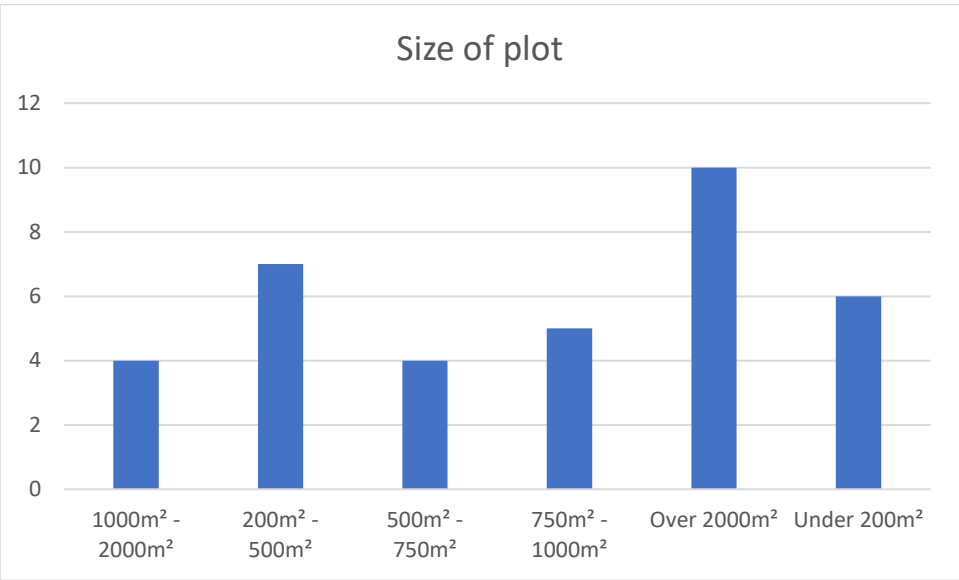
## 20. Self and Custom Build

Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand.

The Broads Authority's register is available at [Self-build and custom build register \(broads-authority.gov.uk\)](https://www.broads-authority.gov.uk).

Here is a summary of the information provided by those who filled out the register. The total number of people who filled out the register, between 31 October 2021 and 4pm 30 October 2022 is: 36 people.





Since 2017, the Broads Authority has had an exemption from the duty to give enough suitable development permissions to meet the identified demand. In order to maintain this exemption, the Broads Authority needs to check demand against land availability each year. This calculation is included at [Appendix B](#). As can be seen at Appendix B, when calculating the demand as a percentage of the land availability, in all derivations of the calculation, the % is greater than 20%.

**Therefore, the exemption from the duty to permit is maintained.**

## 21. Progress towards housing targets

The Local Plan for the Broads adopts a housing target. This is the first time there has been a housing target for the Broads. The Local Plan says:

The Authority will endeavour to enable housing delivery to meet its objectively assessed housing need throughout the Plan period which is 286 dwellings. The Broads is within 3 housing market areas and the need within each HMA is as follows:

- **Central Norfolk HMA: 163**
- **Waveney HMA: 57**
- **Great Yarmouth Borough HMA: 66**

The Authority will allocate land in the Local Plan to provide around 146 net new dwellings. To meet the remaining requirement of 38 dwellings to 2036, which falls within that part of the Broads in the Borough of Great Yarmouth, the Authority will work with Great Yarmouth Borough Council to address housing need.

As shown in previous sections, in this monitoring period, there were 20 dwellings permitted. See sections 6 and 7.

The annual average housing requirements, as set out in the Local Plan, is 11.43 dwellings.

**The cumulative total of dwellings permitted since adoption of the Local Plan is 45, broken down as follows:**

**2019/20: 21 dwellings**

**2020/21: 7 dwellings**

**2021/22: 21 dwellings**

**The average number of dwellings permitted over the three years is 16.33 dwellings, which is greater than the Local Plan average of 11.43 dwellings.**

## 22. Progress towards residential moorings target

The Local Plan for the Broads has an adopted residential mooring target of 63 residential moorings. In the monitoring period, 0 residential moorings were permitted. There has been no other progress on the 51 residential moorings allocated in the Local Plan for the Broads.

**12 residential moorings have been permitted to date. None in this monitoring period.**

## 23. Infrastructure Funding Statement

The Community Infrastructure Levy (CIL) regulations and National Planning Policy Framework require all local planning authorities to publish their developer contributions data on a regular basis and in an agreed format. Local planning authorities that have received developer contributions must publish, at least annually, an infrastructure funding statement summarising their developer contributions data. Developer contributions include section 106 planning obligations, CIL, section 278 agreements and any agreements that either secure funding towards new development, or provide infrastructure as part of any new development.

Two schemes resulted in planning obligations in the monitoring period. The details are as follows.

Application number	Location	Description	Planning obligation details
BA/2021/0084/FUL	Oulton Broad	Sub-divide shop into 2 units, new shop fronts and 1x flat to the rear	£321.22 RAMS Contribution to East Suffolk Council
BA/2020/0408/FUL	Oulton Broad	Replacement dwelling and new dwelling	£321.22 RAMS Contribution to East Suffolk Council
BA/2020/0053/FUL	Great Yarmouth	Demolition of former marina building & erection of 2 residential dwellings with parking & residential moorings.	£3,788 Affordable housing contribution-additional payment

The actual documents that the Government requires to be completed are available at [Developer contributions \(broads-authority.gov.uk\)](https://broads-authority.gov.uk/developer-contributions).



## 24. Five Year Land Supply

### 24.1. Calculation

The detailed calculations for the 5-year land supply can be found at [Appendix C](#). It isAs a summary:

Approach	Supply in years
Liverpool	6.10
Sedgefield	5.12

**The Broads Authority does have a five-year land supply when using the Liverpool and Sedgefield methodology.**

### 24.2. Discussion

The Liverpool approach spreads any housing delivery shortfall across the plan period rather than concentrating it into the relevant five-year period as is the Sedgefield approach.

The NPPG says: In decision-taking, if an authority cannot demonstrate a 5 year housing land supply, including any appropriate buffer, the presumption in favour of sustainable development will apply, as set out in [paragraph 11d of the National Planning Policy Framework \(gov.uk\)](#).

Paragraph: 008 Reference ID: 68-008-20190722

Revision date: 22 July 2019

Paragraph 11d of the NPPF says:

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date <sup>7</sup>, granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed <sup>6</sup>; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

With footnote 7 saying: This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites (with the appropriate buffer, as set out in [paragraph 73](#)); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous 3 years. Transitional arrangements for the [Housing Delivery Test](#) are set out in [Annex 1](#).

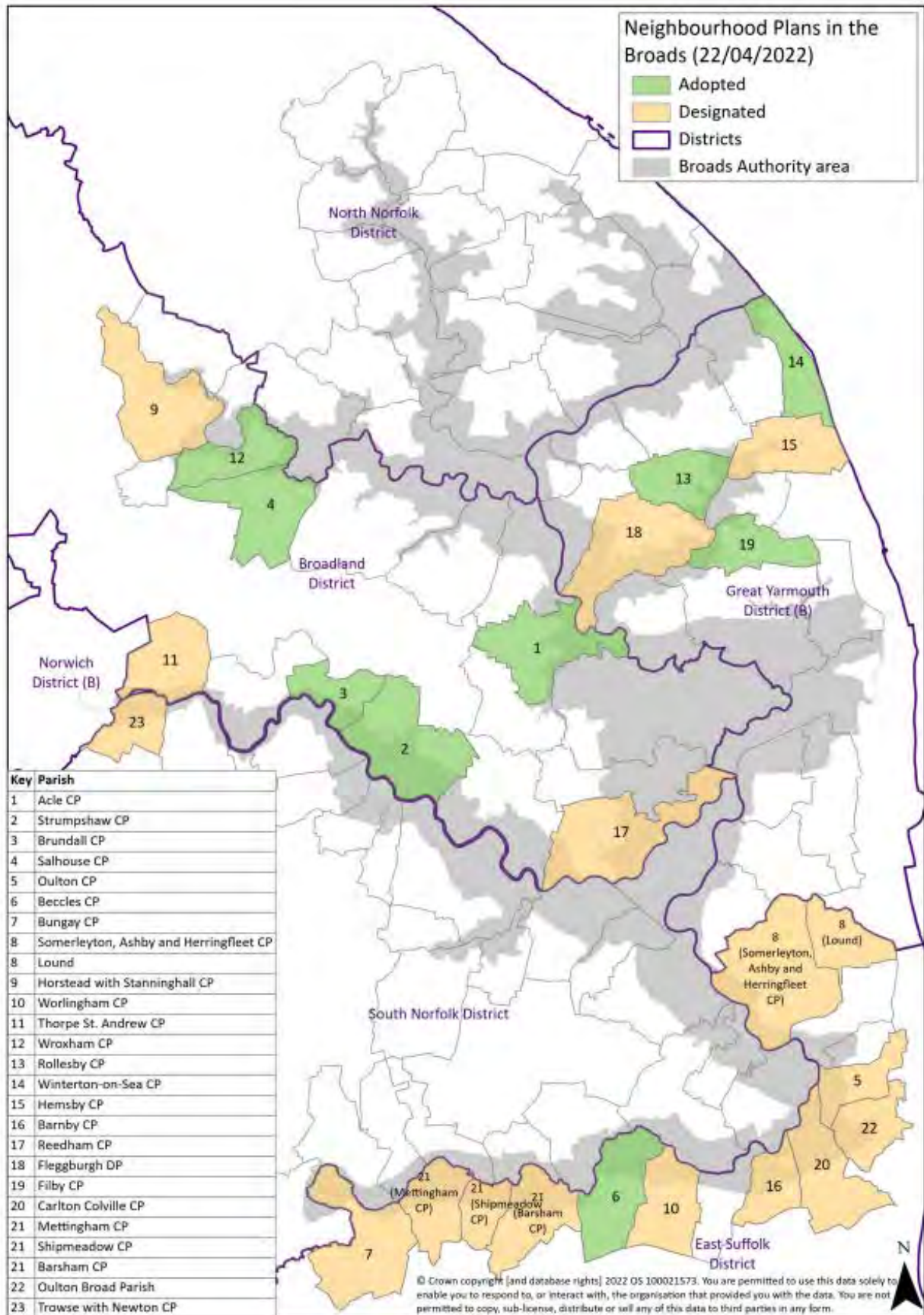
Footnote 6 saying: The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in [paragraph 176](#))

and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in [footnote 63 in chapter 16](#)); and areas at risk of flooding or coastal change.

### 24.3. Conclusion

The Authority can demonstrate a five-year land supply using the Liverpool and Sedgefield methods.

# Appendix A: Neighbourhood Plans in the Broads.



# Appendix B: Annual refresh of the application for exemption to the duty to permit etc.

## B1 Introduction

The purpose of this note is to assess if Broads Authority will still be exempt to the duty to permit for base period 6.

The NPPG says<sup>1</sup>:

Paragraph: 031 Reference ID: 57-031-20210508

‘An exemption is only granted in relation to a given base period. At the end of each subsequent base period authorities must calculate demand on their register as a percentage of the deliverability of housing over the next 3 years. If, at the end of any given base period, the demand in that base period, when expressed as a percentage of future land availability, is assessed to be 20% or below, the authority is deemed to no longer be exempt and must inform the Secretary of State that this is the case. For these no longer exempt authorities, should demand as a percentage of future land availability increase to over 20% in subsequent base periods they may again apply for an exemption’.

The percentage of the deliverability<sup>2</sup> of housing is the result of a calculation based on the following data: land availability and demand from the register. This percentage is compared to the 20% threshold noted in the NPPG.

## B2 Land availability

### B2.1 Deliverability

In terms of deliverability, the NPPF 2021 states that: ‘To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield

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<sup>1</sup> <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>

<sup>2</sup> Please note that in July 2020 the NPPG was updated in relation to ‘deliverability’. The changes to the NPPG have been considered when determining if a site is deliverable or not.

register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years’

The following assumptions have been taken to measure land availability:

- i. For land availability method 1 is based on emerging allocations/permissions that could come forward as self-build
- ii. For land availability method 2, all allocations/permissions for all dwellings are included.
- iii. The delivery timescales are estimated if not known (see previous sections of AMR)
- iv. The numbers include replacements and net new dwellings.
- v. Holiday accommodation is not included.

The land availability is therefore considered a best-case scenario (in reality could be much less) which is a conservative approach for the calculation of the percentage of deliverability of housing.

#### **B2.2 Allocations in the Local Plan for the Broads**

STO1 allocation has permission, but on assessing that permission, no dwellings are for self build. No other allocations in the Local Plan for the Broads are likely to come forward over the next few years.

#### **B2.3 Extant planning permissions**

The following table shows the sites with extant planning permission. This includes replacement dwellings and net new dwellings. It is assumed that these extant planning permissions will be delivered in the next three years. This is effectively the ‘best case’ scenario but in reality, the land availability could be less. The first table sets out the schemes that are self-build and the second sets out net new and replacement schemes that are and are not self-build.

Please note that this data is different to that in the 5-year land supply (later in this document) because this data goes up until 30 October 2022 whereas the five-year land supply data is up to 31 March 2022. Also, the self-build data includes replacements but not holiday accommodation and so is different to the five-year land supply data (which includes net new market and holiday dwellings but not replacements).

**Table BA: Applications that are for self-build only – method 1**

Application Number	Number of Dwellings	Is the application for self-build/custom-build?	Net new or replacement	Status as at April 2022	Estimated completion
BA/2015/0426/FUL	1 <sup>x</sup>	Yes	Net new	Started	End 2023
BA/2020/0026/FUL	1	Yes	Replacement	Started	End 2023
BA/2021/0424/FUL	1	Yes	Replacement	No	End 2023
BA/2022/0082/FUL	1	Yes	Replacement	No	End 2023
BA/2022/0227/FUL	1	Yes	Replacement	No	End 2023

**Total: 8**

<sup>x</sup> This scheme is for four dwellings, but only one is self-build.

**Table BB: Applications that are for all net new and all replacement dwellings but not holiday accommodation. Also includes applications listed in table BA – method 2**

App No	Type	No. dwellings	End 2022	End 2023	End 2024	End 2025	End 2026	After 2027
BA/2012/0271/FUL	Net new	76				15	15	46
BA/2015/0426/FUL	Net new	4		4				
BA/2017/0103/OUT <sup>%</sup>	Net new	6		3	3			
BA/2017/0191/FUL	Net new	1		1*				
BA/2018/0359/FUL	Net new	3			3*			
BA/2018/0504/FUL	Replacement	1	1*					
BA/2019/0118/FUL	Net new	7			7			
BA/2020/0026/FUL	Replacement	1		1*				
BA/2020/0042/CUPA	Net new	1		1				
BA/2020/0053/FUL	Net new	2			2			
BA/2020/0259/FUL	Net new	1						
BA/2020/0408/FUL	Net new and replacement <sup>^</sup>	2			2			
BA/2021/0084/FUL	Net new	1		1*				
BA/2021/0181/FUL	Net new	4						

App No	Type	No. dwellings	End 2022	End 2023	End 2024	End 2025	End 2026	After 2027
BA/2021/0233/FUL	Net new	1						
BA/2021/0276/CUPA	Net new	6			6			
BA/2021/0424/FUL	Replacement	1		1*				
BA/2021/0434/FUL	Net new	1		1*				
BA/2022/0012/FUL	Replacement	1		1*				
BA/2022/0082/FUL	Replacement	1		1*				
BA/2022/0152/CLEUD	Net new	1		1*				
BA/2022/0227/FUL	Replacement	1		1*				
<b>Total</b>	-	<b>125</b>	<b>2</b>	<b>17</b>	<b>23</b>	<b>15</b>	<b>15</b>	<b>46</b>

% This scheme is for 6 dwellings and 10 holiday homes. Only the 6 market dwellings are included.

\* This date is an estimate for the purposes of this calculation

^ This scheme involves replacing one dwelling and adding another, so the total is 2

#### B2.4 Land availability method 1 and 2

According to B1 a) above, land availability is to be taken to be the total number of new houses on land in the area of the relevant authority, assessed by that authority as being likely to be deliverable over the next three years. The following table shows the three years that need to be taken into consideration and explains how the land availability for each base period was calculated.

Column 1 (method 1) is for self-build schemes only, including replacements and net new, but not tourist accommodation.

Column 2 (method 2) is for all dwellings including replacements, net new and those that are self-build, but not tourist accommodation.

Please note that the timeline for the AMR is 1 April to 31 March, whereas the base periods for self-build are 31 October to 30 October.

Base period	Dates of base period	How calculated	1: land availability – self-build only	2: land availability – all dwellings, but not tourist accommodation
Base period 8	31 October 2022 to 30 October 2023	For the purposes of this calculation, this includes <u>permissions</u> that could be completed by the end of 2022 and 2023.	5	2 + 19 = 21
Base period 9	31 October 2023 to 30 October 2024	For the purposes of this calculation, this includes <u>permissions</u> that could be completed in 2024.	0	23
Base period 10	31 October 2024 to 30 October 2025	For the purposes of this calculation, this includes <u>permissions</u> that could be completed in 2025.	0	25
<b>Total</b>	-	-	<b>9</b>	<b>69</b>

## B2.6 Total land availability over next three years

Method :	Self-build plots (1)	All plots (2)
Local Plan allocations	0	0
Extant planning permissions	9	69
<b>Total</b>	<b>9</b>	<b>69</b>

The calculations using land availability methods 1 and 2 are carried out in this note.

## B3 Demand from the Register

### B3.1 Numbers on self-build register

The Self-Build Register is made up of the following numbers of people<sup>3</sup>:

- Base period 1, April 2016 to 30 October 2016: **42** people on the self-build register.

<sup>3</sup> Previous AMRs have quoted base period 1 as 49, base period 2 as 60, and base period 3 as 59. However due to double counting, the numbers have been checked and the correct figures are used in this AMR.



- Base period 2, 31 October 2016 to 30 October 2017: **62** people on the self-build register.
- Base period 3, 31 October 2017 to 30 October 2018: **55** people on the self-build register.
- Base period 4, 31 October 2018 to 30 October 2019: **50** people on the self-build register.
- Base period 5, 31 October 2019 to 30 October 2020: **39** people on the self-build register.
- Base period 6, 31 October 2020 to 30 October 2021: **69** people on the self-build register.
- Base period 7, 31 October 2021 to 30 October 2022: **36** people on the self-build register.

Demand method a: The total number on the register at the end of base period 7 is: 353

Demand method b: If the NPPG means to assess those on the register the base period that has just ended, that would be 36.

#### B4 Demand and land availability calculation for base period 7

Due to the uncertainties in the NPPG about how to calculate the demand, each combination of demand and land availability is calculated as follows:

Demand method	Availability of land method	People on the register (demand)	Divided by land availability	X100	=
a	1	353	9	X100	<b>3,922%</b>
a	2	353	69	X100	<b>512%</b>
b	1	36	9	X100	<b>400%</b>
b	2	36	69	X100	<b>52%</b>

**The figures all exceed 20% and therefore the exemption continues for base period 6.** It is confirmed that the Broads Authority will still be exempt and will not need to apply to the Secretary of State.

# Appendix C: Five Year Land Supply Statement

## C1 Introduction

This Five-Year Land Supply Statement is produced to reflect the monitoring period of 1 April 2021 to 31 March 2022.

The NPPG [Housing supply and delivery guidance \(gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/534212/nppg-guidance-housing-supply-and-delivery-2021.pdf) states:

A 5 year land supply is a supply of specific **deliverable** sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against a **housing requirement** set out in adopted strategic policies, or against a local housing need figure, using the standard method, as appropriate in accordance with paragraph 73 (now para 74 of the 2021 NPPF) of the National Planning Policy Framework.

## C2 Housing figures, two Strategic Housing Market Assessments and Duty to Cooperate Agreement with Great Yarmouth Borough Council.

The housing target as set out in the Local Plan for the Broads (adopted May 2019) is 240 dwellings between 2015 and 2037. This is based on the 2017 SHMA.

An additional dimension to the calculation reflects the Duty to Cooperate Agreement with Great Yarmouth Borough Council. The Borough Council agreed to meet the entire housing need of the Broads part of Great Yarmouth Borough through their Local Plan. The Broads Local Plan allocates sites to meet a total of 20 dwellings in Great Yarmouth Borough. The OAN in the Broads part of Great Yarmouth Borough Council is 66 dwellings according to the 2017 SHMA. This statement therefore uses 20 dwellings as the OAN for Great Yarmouth Borough.

## C3 Five%, ten% or twenty% buffer?

The NPPG<sup>4</sup> says the following about applying buffers to the five-year land supply:

### How should buffers be added to the 5-year housing land supply requirement?

To ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should always add an appropriate buffer, applied to the [requirement](#) in the first 5 years (including any shortfall), bringing forward additional sites from later in the plan period. This will result in a requirement over and above the level indicated by the strategic policy requirement or the local housing need figure.

Buffers are not cumulative, meaning that an authority should add one of the following, depending on circumstances:

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<sup>4</sup> [Housing supply and delivery - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/534212/nppg-guidance-housing-supply-and-delivery-2021.pdf)

- 5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market, where they are not seeking to demonstrate a 5-year housing land supply;
- 10% - the buffer for authorities seeking to '[confirm](#)' 5 year housing land supply for a year, through a recently adopted plan or subsequent annual position statement (as set out in [paragraph 74 of the National Planning Policy Framework](#)), unless they have to apply a 20% buffer (as below); and
- 20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results.

Paragraph: 022 Reference ID: 68-022-20190722

Revision date: 22 July 2019

The Broads Authority is not seeking confirmation of the 5-year housing land supply for a year and the Housing Delivery Test does not apply to the Broads Authority. Therefore, a **buffer of 5% will be added.**

#### **C4 Housing Need**

The OAN for the entire Broads Authority Executive Area between 2015 and 2036 is 286 dwellings (as calculated in the 2017 Central Norfolk SHMA). The 'housing need' figure used in this calculation is 286 (the OAN) less 46 dwellings **so 240**. The 46 dwellings number is the OAN for the Great Yarmouth borough part of the Broads (66 dwellings) less the 20 dwellings allocated in the Local Plan. The 46 dwellings will be delivered by Great Yarmouth Borough Council as a result of the Duty to Cooperate.

#### **C5 Deliverable Sites**

The five-year land supply calculation and statement needs to reflect sites that are deliverable.

The [NPPF Glossary \(www.gov.uk\)](#) says *to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:*

*a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield*

register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

The sources of this information to determine if a scheme is deliverable is as follows:

- For OUL2: East Suffolk Council contacted the developer with a questionnaire. The information set out in the following table reflects the information provided.
- All other applications in this table are scheduled following telephone conversations with the agent or the applicant.
- It should be noted, as set out in [section 9](#), that there are a number of permissions that could be delivered in the next few years, but information about estimated delivery dates from the applicant or agent was not able to be obtained at the time of writing. These applications have not been included in the table below and therefore not included in the 5-year land supply calculation.

It should be noted that some of these schemes are market residential and some are holiday homes (see [section 6](#) and [section 7](#)). As set out at section 7, when calculating the need for housing for the Broads, the consultants ensured they considered empty homes – second and holiday homes. The Broads Authority calculated the numbers of second and holiday homes in the Broads part of various districts and provided the consultants with this data. As a result, considering that holiday and second homes were taken into account when calculating the need, they can be counted towards meeting the need.

Allocations in the Local Plan for the Broads and extant permissions which could come forward over the next five years (from April 2022 to end of March 2027) that have been assessed as ‘deliverable’<sup>5</sup> are as follows.

App No	Completion: 2022/23	Completion: 2023/24	Completion: 2024/25	Completion: 2025/26	Completion: 2026/27
BA/2010/0381/CU		1			
BA/2012/0271/FUL OUL2	0	0	0	15	15
BA/2015/0426/FUL	4				
BA/2017/0103/OUT THU1		16			

<sup>5</sup> The NPPF states ‘To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years’

App No	Completion: 2022/23	Completion: 2023/24	Completion: 2024/25	Completion: 2025/26	Completion: 2026/27
BA/2019/0118/FUL		7			
BA/2019/0345/FUL	1				
BA/2020/0042/CUPA	1				
BA/2020/0053/FUL		2			
BA/2021/0276/CUPA		6			
BA/2020/0408/FUL		1			
BA/2021/0233/FUL		1			
BA/2021/0181/FUL		4			
STO1					
HOV3					6
<b>Total</b>	6	38	0	15	21

Total assumed to be delivered between 2022/23 and 2026/27 = 80 dwellings.

#### **C6 calculating the 5-year land supply**

As calculated in section C3, the buffer to be applied is 5%.

As calculated in section C5, total dwellings assumed to be delivered over the next 5 years is 75 dwellings.

<b>Broads Five Year supply</b>	<b>Liverpool approach + 5% buffer</b>	<b>Sedgefield approach + 5% buffer</b>
(a) Housing need total 2015-2036	240	240
(b) Housing need annualised (240/21 years)	11.43	11.43
(c) Housing need April 2017 to 31 March 2022 (11.43 x 5)	57.15	57.15
(d) Completions between 1 April 2017 and 31 March 2022 <sup>6</sup>	39	39

<sup>6</sup> 2017/18: 10  
2018/19: 1  
2019/20: 8  
2020/21: 13  
2021/22: 7

<b>Broads Five Year supply</b>	<b>Liverpool approach + 5% buffer</b>	<b>Sedgefield approach + 5% buffer</b>
(e) Shortfall since 2016 <sup>7</sup> (c – d)	18.15	18.15
(f) Revised shortfall using the Liverpool approach (e/15 years x 5 years)	6.05	n/a
(g) OAN 2022/23 to 2026/27 (11.43 x 5 years)	57.15	57.15
(h) NPPF 5% buffer (g x 0.05)	2.86	2.86
(i) Total 5 Year requirement 2022/23 to 2026/27 (Liverpool = f+ g + h/Sedgefield = e + g + h)	65.58	78.16
(j) Predicted supply 2022/23 to 2026/27	80	80
(k) Surplus (j-i)	14.42	1.84
Supply in years (Predicted supply/Total requirement x 5)	<b>6.10 years</b>	<b>5.12 years</b>

## C7 Conclusion/Summary

To summarise:

<b>Approach</b>	<b>Supply in years</b>
Liverpool	6.10
Sedgefield	5.12

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<sup>7</sup> Negative implies an over provision.

## Appendix D: General summary of how each policy in the Local Plan was used in 2021/22

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
SP1: DCLG/PINS Model Policy	No specific monitoring indicator for this policy. Depending on type of development, other policies and their indicators will be of relevance.	-	No applications permitted contrary to this policy.	Green	
DM1: Major Development in the Broads	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DM2: Water Quality and Foul Drainage	Applications involving sewage treatment works and what type of system used.	Connection to public sewer – 10 Package sewage treatment plant – 0 Septic tank – 0 Constructed reed beds – 0	No applications permitted contrary to this policy.	Green	
DM3: Boat wash down facilities	Boat wash down areas and filtration devices delivered as a result of relevant planning applications	Zero relevant applications.	Policy not used in monitoring period.		
DM4: Water Efficiency	Dwellings permitted at 110 l/h/d. Buildings achieving 50% on the BREEAM water calculator.	-	The vast majority of relevant schemes met the requirement.	Green	
SP2: Strategic Flood Risk Policy	Permissions granted contrary to Environment Agency Flood Risk advice.	Zero schemes contrary.	No applications contrary to this policy.	Green	
DM5: Development and Flood Risk	Permissions granted contrary to Environment Agency Flood Risk advice.	Zero schemes contrary.	No applications permitted contrary to this policy.	Green	
DM6: Surface water run-off	SuDS delivered in line with the hierarchy.	7 schemes provided SuDS. They used the following methods: soakaways, waterbutts, above ground receptors.	No applications permitted contrary to this policy.	Green	

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
DM7: Open Space on land, play, sports fields and allotments	Open space lost. Open space delivered in line with the policy. Green Infrastructure lost.	159sqm of recreation land lost to residential curtilage.	No applications permitted contrary to this policy.	Green	Recreation land deemed unused so application permitted.
DM8: Green Infrastructure	Green Infrastructure delivered in line with this policy.		No applications permitted contrary to this policy.	Green	
SP3: Climate Change	None identified/ongoing Planning applications in accordance (or otherwise) with this policy.	-	No applications permitted contrary to this policy.	Green	
DM9: Climate Smart Checklist	Development proposals that have adequately completed the checklist.	24 checklists requested.	Improved use of policy.	Green	
SP4: Soils	Planning applications in accordance (or otherwise) with this policy. Number of planning approvals leading to permanent loss of 'best and most versatile' (BMV) agricultural land'	Two schemes on BMV soil.	There were two schemes permitted on BMV because of other material considerations.	Green	BA/2021/0278/FUL - development need, directly linked to farming, no land outside of good soil area available.  BA/2021/0357/FUL - land could be reinstated, and has been in existing use ongoing for a number of years.
DM10: Peat soils	Development on areas of peat permitted in line with this policy.	4 schemes resulted in peat being excavated totalling around 54.8 cubic metres. Scheme and peat disposal method considered acceptable.	No applications permitted contrary to this policy.	Green	Whilst peat was excavated the policy process was adhered to.



Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
SP5: Historic Environment	Heritage at risk Archaeological field evaluations 'Unknown' assets identified. Applications with an interpretation element.	See Heritage section. 1 scheme conditioned this 1 unknown asset identified 1 - pumphouse open to visitors explaining mill history and restoration 4 re-used 0s application contrary.	No applications permitted contrary to this policy.	Green	
DM11: Heritage Assets			No applications permitted contrary to this policy.	Green	
DM12: Re-use of Historic Buildings			Heritage assets re-used. Applications granted contrary to Historic Environment Manager advice.	No applications permitted contrary to this policy.	Green
SP6: Biodiversity	Brownfield sites with open mosaic habitat of intrinsic biodiversity value and how incorporated in schemes.	0 schemes	No applications permitted contrary to this policy.	Green	
DM13: Natural Environment	Biodiversity and geodiversity features incorporated into schemes.  Planning Application Habitat Regulation Assessments completed to an acceptable quality (endorsed by Natural England and/or Broads Authority ecologist.  Applications permitted against the advice of Natural England.	Bat and bird boxes, Coppice management to promote more reed growth.  Numerous HRAs produced – also see <a href="#">RAMS</a> section.  Zero applications contrary.	No applications permitted contrary to this policy.	Green	
DM14: Energy demand and performance	Relevant schemes meeting 10% of predicted energy requirements as per the hierarchy.  Schemes meeting BREEAM very good standard.		No dwelling met the 10%/BREEAM requirement due to threshold not met. Seems that development did not seek to reduce energy demand in the first place.	Red	This policy will need to be applied more consistently in the next monitoring period.

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
DM15: Renewable Energy	Renewable energy development type and scale	Solar panels and air source heat pumps – see Renewable Energy section.	No applications permitted contrary to this policy.	Green	
SP7: landscape Character	Applications permitted contrary to Landscape Architect advice. Applications permitted contrary to Tree Officer advice.	1 scheme contrary. Zero schemes contrary.	No applications permitted contrary to this policy, one partly met.	Green	In terms of the scheme that was, on balance, the DM officer considered it reasonable to approve and condition a full hard and soft landscaping scheme.
DM16: Development and Landscape			Most applications met policy requirements, one partly met.	Green	
DM17: Land Raising			No applications permitted contrary to this policy.	Green	
DM18: Excavated material	Planning applications in accordance with the disposal hierarchy.	-	No applications permitted contrary to this policy.	Green	
DM19: Utilities Infrastructure Development	Planning applications in accordance (or otherwise) with this policy.		No applications permitted contrary to this policy.	Green	
DM20: Protection and enhancement of settlement fringe landscape character	Applications permitted contrary to Landscape Architect advice.	1 scheme contrary.	No applications permitted contrary to this policy.	Green	In terms of the scheme that was, on balance, the DM officer considered it reasonable to approve and condition a full hard and soft landscaping scheme.
DM21: Amenity	Applications refused on amenity grounds.	Zero schemes refused on amenity grounds.	No applications permitted contrary to this policy.	Green	

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
DM22: Light pollution and dark skies	Lighting schemes in accordance with zone the application is located in.	-	No applications permitted contrary to this policy.	Green	
SP8: Getting to the Broads	Parking areas provided as part of relevant applications/schemes. Schemes permitted contrary to Highways Authority advice. Schemes permitted contrary to Highways England advice. Changes to the PROW network. Launch facilities for small craft gained or lost. Travel Plans produced.	-  Zero schemes contrary  Zero schemes contrary.  Zero relevant applications. 1 scheme provided launch facilities. Zero travel plans produced.	No applications permitted contrary to this policy.	Green	
SP9: Recreational Access around the Broads			No applications permitted contrary to this policy.	Green	
DM23: Transport, highways and access			No applications permitted contrary to this policy.	Green	
DM24: Recreation Facilities Parking Areas			No applications permitted contrary to this policy.	Green	
SP10: A prosperous local economy			No applications permitted contrary to this policy.	Green	
SP11: Waterside sites	New employment land. Employment land lost to other uses. Planning applications in accordance (or otherwise) with this policy	See <a href="#">employment</a> and <a href="#">class E</a> section.	Policy not used in monitoring period.		
DM25: New Employment Development			No applications permitted contrary to this policy.	Green	
DM26: Protecting General Employment			No applications permitted contrary to this policy.	Green	
DM27: Business and Farm Diversification			Policy not used in monitoring period.		
DM28: Development on Waterside Sites			No applications permitted contrary to this policy.	Green	

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
SP12: Sustainable Tourism	Tourism development located as set out in policy Tourism land use Provision of new holiday accommodation. Holiday accommodation changed to permanent residential use.	No applications contrary See <a href="#">tourist accommodation section</a> See <a href="#">tourist accommodation section</a> Zero schemes	No applications permitted contrary to this policy.	Green	
DM29: Sustainable Tourism and Recreation Development			No applications permitted contrary to this policy.	Green	
DM30: Holiday Accommodation – New Provision and Retention			No applications permitted contrary to this policy.	Green	
SP13: Navigable Water Space	Number/percentage of short stay visitor moorings delivered on site or via off-site contributions in line with part m in policy DM33.	Zero schemes	No applications permitted contrary to this policy.	Green	
SP14: Mooring Provision	Moorings provided – type and in line with guide.	Mainly quay heading.	No applications permitted contrary to this policy.	Green	
DM31: Access to the Water	Riverbank stabilisation provided – type and in line with guide.	Mainly quay heading	No applications permitted contrary to this policy.	Green	
DM32: Riverbank stabilisation	Provision for launching of small vessels.	1scheme involved launching provision for small craft.	No applications permitted contrary to this policy.	Green	
DM33: Moorings, mooring basins and marinas.	Schemes permitted deemed to have significant impact on navigation	Zero schemes had significant impact on navigation.	No applications permitted contrary to this policy.	Green	
SP15: Residential development	Number of dwellings delivered. Development in line with spatial strategy. Housing delivery against target. Five-year land supply against housing trajectory.	Market dwellings, net new: 15 Holiday homes (that count towards need), net new: 2 See five-year land supply statement.	No applications permitted contrary to this policy although see row regarding development boundary DM35.	Green	
DM34: Affordable Housing	Affordable housing delivered.	£3,788 Affordable housing contribution- additional payment	Policy not used in monitoring period.	Green	

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
DM35: Residential Development within Defined Development Boundaries	Development within development boundaries	7 relevant applications	Three schemes within, 4 scheme not in.	Green	a – at the Port of Marina site which is subject to its own policy in the Local Plan. Seven dwellings already permitted here. b – this is a rural enterprise dwelling. c – Stalham Staithe is seen as an acceptable location due to facilities and services being close and accessed via the pedestrian refuge over the A149. d – this is an allocation in the Local Plan.
DM36: Gypsy, Traveller and Travelling Show People	Gypsy and Traveller and Travelling Show People sites delivered in line with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DM37: New Residential Moorings	Provision of residential moorings in line with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DM38: Permanent and Temporary Dwellings for Rural Enterprise Workers	Rural enterprise dwellings permitted in accordance (or otherwise) with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
DM39: Residential Ancillary Accommodation	Residential ancillary accommodation permitted (integral or not integral) in line with this policy.	5 applications met and 1 part met	No applications permitted contrary to this policy.	Green	For the 'part met' application, it involved the conversion of a detached building into

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
					an annex and there was no consideration of extending the main chalet as the outbuilding was already on site.
DM40: Replacement Dwellings	Replacement dwellings permitted in line with this policy	1 application met and 1 part met.	No applications permitted contrary to this policy.	Green	The 'part met' application was larger than the existing so not in full accordance with Policy.
DM41: Elderly and Specialist Needs Housing	Elderly and specialist housing delivered in line with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
DM42: Custom/self-build	Permissions for self-build	Zero relevant applications.	Policy not used in monitoring period. See self-build section of the AMR.		
DM43: Design	Schemes permitted contrary to design expert Schemes permitted contrary to landscape consultant advice.	Policy used numerous times	No applications permitted contrary to this policy.	Green	
SP16: New Community Facilities	Visitor and community services and facilities delivered in accordance with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
DM44: Visitor and Community Facilities and Services	Visitor and community services and facilities delivered in accordance with this policy.	DM44 used 6 times.	No applications permitted contrary to this policy.	Green	
DM45: Designing Places for Healthy Lives	Planning applications in accordance (or otherwise) with this policy.	Limited use of this policy.	Use of this policy seems limited.	Red	This policy will need to be applied more consistently in the next monitoring period.

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
DM46: Safety by the Water	Relevant schemes providing adequate safety features on site.	1 relevant application	No applications permitted contrary to this policy.	Green	
DM47: Planning Obligations and Developer Contributions	Developer Contributions monitoring statement – by the Broads Authority as well as Norfolk and Suffolk County Council	<ul style="list-style-type: none"> <li>£321.22 RAMS Contribution to East Suffolk Council</li> <li>£3,788 Affordable housing contribution- additional payment</li> </ul>	No applications permitted contrary to this policy.	Green	
DM48: Conversion of Buildings	Buildings converted and final use.	2 relevant applications	No applications permitted contrary to this policy.	Green	
DM49: Advertisements and Signs	Adverts and signs permitted in accordance with policy	3 relevant applications	No applications permitted contrary to this policy.	Green	
DM50: Leisure plots and mooring plots	Mooring and leisure plots provided in line with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
DM51: Retail development in the Broads.	Planning applications in accordance (or otherwise) with this policy and the relevant district council's policy. Total amount of retail gaining planning permission. Loss of retail.	See section <a href="#">Class E applications</a>	Policy not used in monitoring period.	Green	
ACL1: Acle Cemetery Extension	Cemetery delivered as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
ACL2: Acle Playing Field Extension	Sports field delivered as per policy	Zero relevant applications.	Policy not used in monitoring period.		
BEC1: Former Loaves and Fishes, Beccles	Loaves and Fishes brought back into use in line with this policy.	Zero relevant applications.	Policy not used in monitoring period.		

<b>Policy</b>	<b>Monitoring Indicators</b>	<b>Information for specific indicators</b>	<b>General summary of how policy used in monitoring period</b>	<b>Rating</b>	<b>Notes</b>
BEC2: Beccles Residential Moorings (H. E. Hipperson's Boatyard)	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
BRU1: Riverside chalets and mooring plots	Planning applications in accordance (or otherwise) with this policy.	2 relevant applications.	No applications permitted contrary to this policy.	Green	
BRU2: Riverside Estate Boatyards, etc., including land adjacent to railway line	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
BRU3: Mooring Plots	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
BRU4: Brundall Marina	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
BRU5: Land east of the Yare public house	Open space lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
BRU6: Brundall Gardens	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
CAN1: Cantley Sugar Factory	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
CHE1: Greenway Marine Residential Moorings	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
DIL1: Dilham Marina (Tyler's Cut Moorings)	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
DIT1: Maltings Meadow Sports Ground, Ditchingham	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		



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DIT2: Ditchingham Maltings Open Space, Habitat Area and Alma Beck	Habitat area/open space/Beck lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
FLE1: Broadland Sports Club	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
GTY1: Marina Quays (Port of Yarmouth Marina)	Planning applications in accordance (or otherwise) with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
HOR1: Car Parking	Car parking lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
HOR2: Horning Open Space (public and private)	Open space lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
HOR3: Waterside plots	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
HOR4: Horning Sailing Club	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
HOR5: Crabbett's Marsh	Marsh lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
HOR6: Horning - Boatyards, etc. at Ferry Rd. & Ferry View Rd.	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	1 relevant application	No applications permitted contrary to this policy.	Green	
HOR7: Woodbastwick Fen moorings	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		

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HOR8: Land on the Corner of Ferry Road, Horning	Planning applications in accordance (or otherwise) with this policy. Capacity of Horning Water Recycling Centre.	Zero relevant applications.	Policy not used in monitoring period.		
HOR9: Horning Residential Moorings (Ropes Hill)	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
HOV1: Green Infrastructure	Green Infrastructure lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
HOV2: Station Road car park	Car parking lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
HOV3: Brownfield land off Station Road, Hoveton	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered. Number of units delivered.	Zero relevant applications.	Policy not used in monitoring period.		
HOV4: BeWILDerwood Adventure Park	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
HOV5: Hoveton Town Centre	Planning applications in accordance (or otherwise) with this policy.Land use of each unit.	Zero relevant applications.	Policy not used in monitoring period.		
LOD1: Loddon Marina Residential Moorings.	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		
NOR1: Utilities Site	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	Zero relevant applications.	Policy not used in monitoring period.		
NOR2: Riverside walk and cycle path	Delivery of path in line with policy.	Zero relevant applications.	Policy not used in monitoring period.		

Policy	Monitoring Indicators	Information for specific indicators	General summary of how policy used in monitoring period	Rating	Notes
ORM1: Ormesby waterworks	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
OUL1: Boathouse Lane Leisure Plots	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
OUL2: Oulton Broad - Former Pegasus/Hamptons Site	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	Zero relevant applications.	Policy not used in monitoring period.		
OUL3 Oulton Broad District Shopping Centre	Planning applications in accordance (or otherwise) with this policy. Land use of each unit.	2 relevant applications	1 application met the requirements of the policy and the other part met the requirements.	Green	The scheme that part met resulted in the loss of a small amount of Class E floor space (storage room) – for the flat, which is at the rear. But this created two units.
POT1: Bridge Area	Planning applications in accordance (or otherwise) with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
POT2: Waterside plots	Planning applications in accordance (or otherwise) with this policy.	2 relevant applications	No applications permitted contrary to this policy.	Green	
POT3: Green Bank Zones	Green Banks lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
SOL1: Riverside area moorings	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SOM1: Somerleyton Marina residential moorings	Residential moorings provided as per policy.	Zero relevant applications.	Policy not used in monitoring period.		

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STA1: Land at Stalham Staithe (Richardson's Boatyard)	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
STO1 Land adjacent to Tiedam, Stokesby	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	1 relevant application	No applications permitted contrary to this policy.	Green	
TSA1: Cary's Meadow	Meadow lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
TSA2: Thorpe Island	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
TSA3: Griffin Lane – boatyards and industrial area	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
TSA4: Bungalow Lane – mooring plots and boatyards	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
TSA5: River Green Open Space	Open space lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
THU1: Tourism development at Hedera House, Thurne	Planning applications in accordance (or otherwise) with this policy. Number of houses delivered.	Zero relevant applications.	Policy not used in monitoring period.		
WHI1: Whitlingham Country Park	Planning applications in accordance (or otherwise) with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
SSTRI: Trinity Broads	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		

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SSUT: Upper Thurne	Planning applications in accordance (or otherwise) with this policy.	1 relevant application	No applications permitted contrary to this policy.	Green	
SSCOAST: The Coast	Planning applications in accordance (or otherwise) with this policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSROADS: Main road network	Schemes permitted contrary to Highways advice.	Zero relevant applications.	Policy not used in monitoring period.		
SSMILLS: Drainage Mills	Mills brought back into use. Changes to mills in line with this policy.	2 relevant applications	No applications permitted contrary to this policy.	Green	
SSPUBS: Waterside Pubs Network	Improvements to pubs in line with policy. Pubs lost from public house land use.	2 relevant applications	No applications permitted contrary to this policy.	Green	
SSSTATIONS: Railway stations/halts	Improvements to stations in line with policy.	Zero relevant applications.	Policy not used in monitoring period.		
SSTRACKS: Former rail trackways	Stations lost to other uses. Recreation routes delivered on these schemes.	Zero relevant applications.	Policy not used in monitoring period.		
SSLGS: Local Green Space	Local Green Spaces lost/negatively affected by development.	Zero relevant applications.	Policy not used in monitoring period.		
SSSTAITHES: Staithes	Staithes lost/negatively affected by development	-	Policy not used in monitoring period.		
SSA47: Changes to the Acle Straight (A47T)	Development that encroaches onto these trackways.	Zero relevant applications.	Policy not used in monitoring period.		

# Heritage Asset Review Group

## Notes of the meeting held on 28 October 2022

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### Present

Harry Blathwayt – in the Chair (from item 3), Nigel Brennan, Bill Dickson, Andrée Gee, Tony Grayling, Tim Jickells, Nicky Talbot, Melanie Vigo di Gallidoro

### In attendance

Jason Brewster – Governance Officer, Andrew Farrell – Programme Manager Water, Mills and Marshes, Kayleigh Judson – Heritage Planning Officer, Kate Knights – Historic Environment Manager and Cally Smith – Head of Planning – in the Chair (until item 3)

## 1. Appointment of Chair

Harry Blathwayt was proposed by Melanie Vigo di Gallidoro and seconded by Bill Dickson.

**Harry Blathwayt was appointed Chair.**

## 2. Appointment of Vice-Chair

Tim Jickells was proposed by Harry Blathwayt and seconded by Melanie Vigo di Gallidoro.

**Tim Jickells was appointed Vice-Chair**

### **3. Notes of HARG meeting held on 17 June 2022**

The notes of the meeting held on 17 June 2022 were received.

These had been submitted to the Planning Committee on 22 July 2022.

### **4. Historic Environment Team progress report**

The Historic Environment Management and the Heritage Planning Officer presented the report providing an update on progress with key items of work by the Historic Environment Team between 18 June and 09 September 2022.

#### **Conservation areas – update**

The Historic Environment Manager (HEM) confirmed that the re-appraisal of the Halvergate and Tunstall Conservation Area was progressing. The HEM provided a slide of three buildings in Tunstall that had been assessed as possible Buildings of Interest or Locally Listed Buildings. Two, a K6 phone box and the barn at Hall Farm, would be considered Buildings of Interest, the HEM confirmed, as they contributed to the character of the Conservation Area (CA) and were of local significance. The HEM explained that a Locally Listed Building would be assessed as part of the planning process in a similar fashion to a Nationally Listed Building although the rules were not as stringent and only the exterior of the property could be protected/preserved. The Halvergate and Tunstall Conservation Area covers local areas covered by both the Broads Authority and Broadland District Councils as LPAs. The HEM explained that Broadland District Council did not formally designate Locally Listed Buildings in its area.

In response to a member's question, the HEM confirmed that the phone box was probably owned by the Parish Council and was used as a library and as a host for visitor information. The HEM confirmed that all owners of properties being considered for local listing, as well as the wider community, would have an opportunity to respond to the Conservation Area's re-appraisal as, once complete, it would be subject to public consultation.

The HEM reported that BDC were progressing with the Coltishall Conservation Area re-appraisal and, as this Conservation Area included land in the Broads Authority area, the LPA for the Broads would contribute to this work prior to it being adopted in spring 2023.

#### **Listed buildings**

The HEM provided an update of the Quinquennial Survey, which is the 5 year survey of all the Listed Buildings within the Broads National Park.

The HEM provided photographs from a recent visit to Claxton Manor. These images showed the impact of erosion to the 14<sup>th</sup> century castle remains. Further images of the onsite barn, which is a grade II listed building, showed where light was visible from within the structure, along the apex of the thatched roof and where thatch was missing from the roof itself. The HEM would be contacting the owners of the property to raise these issues.

The HEM discussed visits to Coldham Hall Inn, Surlingham and Langley Abbey Remains (photographs provided). The Langley Abbey Remains had extensive work carried out via a grant from Historic England and as such was in very good condition. The HEM indicated that a stable block, not included in the previous work, would need some repair. The Head of Planning confirmed that this building was partly used for accommodation and this change of use had been authorised via retrospective planning permission. There was a discussion regarding whether public access was available at Langley Abbey Remains and, if so, what form this took and the HEM offered to investigate this matter.

The HEM confirmed that discussions with the owners of the WW1 Pillbox at St Olaves, on the Buildings at Risk Register, had commenced. The HEM indicated that repair work was necessary at the Waveney House Hotel, to fix a boundary wall, and work was required at the barn to the North-East of Ferry Inn, Stokesby, to fix brickwork and flintwork. The HEM explained that some of this work would be delayed until the spring when the ambient temperature would be suitable/adequate to set the required lime mortar.

In response to a member's question regarding the response of property owners to these requests for maintenance to Listed Buildings, the HEM explained that consultations with owners were pragmatic and open and, in the main, engendered a positive response. The HEM confirmed that enforcement action could be taken if necessary to protect Listed Buildings via a Repairs Notice or an Urgent Works Notice. The building would need to be in a very poor state of repair to warrant this action and, the HEM explained, the Authority would have to be prepared to foot the bill for the resulting repairs if the owner was unwilling or unable to do so.

A member asked about the relationship between the Authority and Historic England and the role they played with respect to Listed Buildings. The HEM explained that Historic England were consulted on some Listed Building Consents and some planning applications within Conservation Areas. They also provided support if a Repairs Notice or an Urgent Works Notice was required and might underwrite the cost of serving these notices.

### **Water, Mills and Marshes update**

The HEM explained that decorating students from City College had been busy painting the structure at Mutton's Mill and preparing for the sails to be installed. The HEM was pleased to announce that a former student volunteer had now been employed by the Water, Mills and Marshes (WMM) project as a trainee joiner. The HEM provided some background on the WMM project in response to a member question.

A member asked for an update on Strumpshaw Mill and the HEM explained that it had been nearly 4 years since this work had commenced. The Broad Authority's work on the engine house was nearly complete with some snag list items to complete. The RSPB had completed the work on the chimney and the HEM indicated that the remaining focus was on the installation of a drainage pipe and, once installed, the drainage ditch would be back-filled. This change to the drainage ditch required agreement from a variety of stakeholders and the HEM explained that this agreement was ongoing. The collapse of part of the drainage channel following high tides earlier in the year had also complicated matters slightly. The HEM



confirmed that the landscaping work, with picnic tables and interpretation, would be managed by the RSPB but would not start until the drainage ditch had been completed (to avoid possible re-work associated with movement of heavy plant to/from the site associated with the work on the drainage ditch).

## Design Guide

The Historic Environment Manager (HEM) indicated that the Broads Authority's Design Guide was available for public consultation until 4pm on 9 December 2022.

## Ditchingham Lodge

The Heritage Planning Officer (HPO) discussed the Planning Permission and Listed Building Consent for Ditchingham Lodge, a grade II listed country house, that had been determined under delegated powers. The application proposed the refurbishment and extension of Ditchingham Lodge, including the construction of a new plant room, swimming pool, the demolition of existing outbuildings and the conversion of a log store into an office.

The HPO provided a detailed presentation that included maps of the location and site itself as well as photographs of the impacted buildings and architectural drawings that detailed the proposed changes.

The HPO provided a summary of the history of the surrounding area highlighting that the earliest settlement dated back to ancient times (Neolithic long barrow at Broome Heath) and a connection to the Romans (hoard of Roman coins found at Ditchingham Lodge in 1812).

The HPO provided a summary of the development history of the property (and supporting image) that showed 5 main phases of development;

1. Original building dated 1690; vineyard keeper's cottage (high heritage value).
2. Primary elevation added in late 1700s by well-known botanist Thomas Jenkinson Woodward.
3. Trapezium extensions to both wings 1845 by William Hartcup.
4. Extension between original property and rear of South wing late 1800s – early 1900s.
5. Final phase was a three storey extension to the rear of North wing circa pre-1950s which also included a cellar of a much earlier date (presumably for the storage of wine).

The HPO then provided details of the key facets of the development proposal and, in doing so, highlighted any conditions required to secure the planning permission and listed building consent.

A roof terrace was proposed and the HPO indicated that this was agreed once it had been re-located to a more central position on the roof which would not be visible from the ground to the immediate front of the property. The HPO confirmed that this was a substantial alteration, however the majority of this work was to the rear of the property and as such was not visible. Another factor behind granting consent for this element of the proposal was, the HPO revealed, the fact that the rear roof was not original and had been previously replaced.

The proposal for wholesale replacement of windows and doors, as part of the restoration of the principal internal/external elevation, was not considered appropriate and the HPO explained that a schedule of repairs was conditioned to ensure any historic fabric and detailing was preserved and the owners had indicated their agreement.

A simple single storey extension with a parapet roof had been proposed, explained the HPO, in front of the original cottage and to the rear of the South wing. This extension would provide the property with a modern open plan space although the proposed opening between the original cottage and the extension was not deemed appropriate and it had now been reduced to maintain the plan form of the original cottage.

An existing outbuilding, currently used as a log store, would be converted into an office and the HPO explained that this low touch proposal that would fit within the existing walls was deemed appropriate.

The HPO provided an image showing an existing garden terrace to the front of the property and the plan to convert this to a swimming pool. The HPO had initially been concerned by this proposal however this would be a low-key addition with no ancillary buildings and a dark lining. The pool would not be visible from the marshes and blended in to the landscape and the HPO confirmed that, on balance, it was deemed acceptable.

The owners were keen to advance these developments and the HPO would keep the group informed of progress.

### **Grove House, Irstead**

The Heritage Planning Officer (HPO) provided an update on a recent site visit to Grove House to monitor that the permission was being implemented in accordance with the approved plans. The HPO highlighted that once a Listed Building Consent had been approved this permission would be added to a Condition Monitoring list and the site would be regularly checked by the planning (compliance and monitoring) officer. The HPO stated that these site visits, as well as maintaining good relationships with owners and contractors, were particularly important for Listed Buildings as some of the requirements can be very specific.

The HPO presented slides showing the location of the property and photographs showing aspects of the property before and after restoration.

The sweeping drive, the HPO explained, had been restored, a French drain installed on the main house to improve damp proofing and similarly a new lime plinth had been installed. The HPO drew attention to the new front door that was an exact replica of the original historic door that had outlived its useful purpose.

The stable block had been converted to accommodation and the HPO drew attention to the new pantile roof, that replaced the corrugated iron sheets, and the shutters that alluded to the buildings previous use. The HPO made reference to the herringbone brick courtyard that separated the converted stable block and the rear of the main house.

The HPO discussed the grade II listed thatched barn that had been purchased by the owners so as to re-establish it within the farm's curtilage. The end gable had been restored to brick,

the previous timber fronting having been a repair due to damage caused by agricultural equipment.

The final element of this restoration, raised by the HPO, was the re-introduction of a walled kitchen that required the existing concrete apron between the barn and the main house to be removed. As demonstrated by the photographs this work had begun although the area involved was considerable.

## **5. Any other business**

None.

## **6. Date of next meeting**

The next HARG meeting would be held remotely (via Teams) on Friday 16 December 2022. Given the success of this meeting, held at the Museum of the Broads, Stalham, the Governance Team would investigate utilising other appropriate locations for future meetings.

The meeting ended at 11:04am

Signed by

Chair

# Planning Committee

09 December 2022

Agenda item number 12

## Appeals to the Secretary of State update

Report by Senior Planning Officer

### Summary

This report sets out the position regarding appeals against the Authority.

### Recommendation

To note the report.

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
<b>APP/E9505/C/21/3269284</b> BA/2017/0035/UNAUP3	Mr Henry Harvey	Appeal received by the BA on 18 February 2021  Appeal start date 26 April 2021	Land East Of Brograve Mill Coast Road Waxham	Appeal against Enforcement Notice	Committee Decision 8 January 2021  LPA statement submitted 7 June 2021

<b>Application reference number</b>	<b>Applicant</b>	<b>Start date of appeal</b>	<b>Location</b>	<b>Nature of appeal/ description of development</b>	<b>Decision and dates</b>
<b>APP/E9505/W/22/3291736</b> BA/2021/0244/FUL	Messrs T.A. Graham	Appeal received by the BA on 31 January 2022  Appeal start date 22 June 2022	The Shrublands, Grays Road, Burgh St Peter	Appeal against refusal of planning permission: Proposed retention of timber tepee structure and use as glamping accommodation as farm diversification scheme.	Delegated Decision 31 August 2021  LPA statement submitted 27 July 2022
<b>APP/E9505/W/22/3291822</b> BA/2021/0253/COND	Mr P Young	Appeal received by the BA on 1 February 2022  Appeal start date 1 July 2022	Marshmans Cottage Main Road A1064 Billockby Fleggburgh	Appeal against refusal of planning permission: Revised width of building and change use of loft space, variation of conditions 2 and 7 of permission BA/2020/0083/HOUSEH	Delegated Decision 7 December 2021  LPA statement submitted 5 August 2022
<b>APP/E9505/W/22/3292450</b> BA/2021/0239/FUL	Mr Gavin Church	Appeal received by the BA on 9 February 2022  Appeal start date 30 June 2022	Priory Cottage St. Marys Road, Aldeby	Appeal against the refusal of planning permission: Use of land for siting 4 No. Bell Tents and 4 No. wash sheds with compostable toilets (retrospective)	Delegated Decision 24 August 2021  LPA statement submitted 2 August 2022

<b>Application reference number</b>	<b>Applicant</b>	<b>Start date of appeal</b>	<b>Location</b>	<b>Nature of appeal/ description of development</b>	<b>Decision and dates</b>
<b>APP/E9505/W/22/3294205</b> BA/2021/0211/FUL	Mr Alan Gepp	Appeal received by the BA on 8 March 2022  Appeal start date 1 July 2022	Broadgate, Horsefen Road, Ludham	Appeal against the refusal of planning permission: Change of use to dwelling and retail bakery (sui generis mixed use) including the erection of a single storey extension.	Committee Decision 8 February 2022  LPA statement submitted 5 August 2022
<b>APP/E9505/W/22/3295628</b> BA/2022/0022/FUL	Mr Matthew Hales	Appeal received by the BA 28 March 2022  Appeal start date 22 July 2022	Clean & Coat Ltd, 54B Yarmouth Road Thorpe St Andrew	Appeal against Condition 4, imposed on planning permission BA/2022/0022/FUL	Delegated decision 25 March 2022  LPA statement submitted 25 August 2022
<b>APP/E9505/W/22/3300601</b> BA/2021/0451/COND	Mr A Cook	Appeal received by the BA on 8 June 2022  Appeal start date 30 September 2022	Wayford Park River Holidays, Wayford Bridge	Appeal against refusal of planning permission: Incorporate shipping container into building, variation of condition 2 of permission BA/2017/0376/FUL (retrospective.)	Delegated Decision 31 January 2022  LPA statement submitted 4 November 2022

<b>Application reference number</b>	<b>Applicant</b>	<b>Start date of appeal</b>	<b>Location</b>	<b>Nature of appeal/ description of development</b>	<b>Decision and dates</b>
<b>APP/E9505/C/22/3301919</b> BA/2022/0023/UNAUP2	Mr R Hollocks	Appeal received by the BA on 27 June 2022  Appeal start date 14 July 2022	Beauchamp Arms, Ferry Road Carleton St Peter	Appeal against Enforcement Notice - lighting and kerbing	Committee Decision 27 May 2022  LPA statement submitted 25 August 2022
<b>BA/2022/0021/UNAUP2</b> APP/E9505/C/22/3301976	Mr R Hollocks	Appeal received by the BA on 27 June 2022  Appeal start date 14 July 2022	Beauchamp Arms, Ferry Road Carleton St Peter	Appeal against Enforcement Notice - workshop	Committee Decision 27 May 2022  LPA statement submitted 25 August 2022
<b>BA/2021/0490/FUL</b> APP/E9505/W/22/3303030	Mr N Mackmin	Appeal received by the BA on 13 July 2022	The Old Bridge Hotel Site, The Causeway, Repps with Bastwick	Appeal against refusal of planning permission: 8 one-bedroom & 4 two-bedroom flats for holiday use with restaurant & covered car-park at ground level.	Committee Decision 7 March 2022  Awaiting start date

<b>Application reference number</b>	<b>Applicant</b>	<b>Start date of appeal</b>	<b>Location</b>	<b>Nature of appeal/ description of development</b>	<b>Decision and dates</b>
<b>BA/2021/0193/HOUSEH</b> APP/E9505/D/22/3307318	Dr Peter Jackson	Appeal received by the BA on 22 September 2022	4 Bureside Estate, Crabbetts Marsh, NR12 8JP	Appeal against refusal of planning permission: Erection of fence	Delegated Decision 29 July 2022  Awaiting start date
<b>BA/2021/0295/FUL</b> APP/E9505/W/22/3308360	Trilogy Ltd	Appeal received by the BA on 5 October 2022	Morrisons Foodstore, Beccles, NR34 9EJ	Appeal against refusal of planning permission: Coffee Shop with Drive Thru Facility	Delegated Decision 8 April 2022  Awaiting start date
<b>BA/2022/0112/HOUSEH</b> APP/E9505/D/22/3309270	Alan and Joyce Hobbs	Appeal received by the BA on 18 October 2022	Bridge Farm, Main Road, Acle Bridge, NR13 3AT	Appeal against refusal of planning permission: Erection of a dormer window and external balcony to domestic outbuilding including external staircase (Retrospective).	Delegated Decision 26 July 2022  Awaiting start date
<b>BA/2017/0006/UNAUP1</b> APP/E9505/C/22/3310960	Mr W Hollocks, Mr R Hollocks & Mr Mark Willingham	Appeal received by the BA on 11 November 2022  Start date 16 November 2022	Loddon Marina 12 Bridge Street Loddon	Appeal against enforcement notice- occupation of caravans	Committee decision 14 October 2022  LPA statement due 4 January 2023



Author: Cheryl Peel

Date of report: 24 November 2022

Background papers: BA appeal and application files

# Planning Committee

09 December 2022

Agenda item number 13

## Decisions made by officers under delegated powers

Report by Senior Planning Officer

### Summary

This report sets out the delegated decisions made by officers on planning applications from 31 October 2022 to 25 November 2022 and Tree Preservation Orders confirmed within this period.

### Recommendation

To note the report.

Parish	Application	Site	Applicant	Proposal	Decision
Barton Turf And Irstead Parish Council	BA/2022/0309/COND	Shoals Cottage The Shoal Irstead Norfolk NR12 8XS	Mr & Mrs Bob Parks	Change of approved roof material, variation of condition 2 of permission BA/2022/0030/HOUSEH	Refuse

<b>Parish</b>	<b>Application</b>	<b>Site</b>	<b>Applicant</b>	<b>Proposal</b>	<b>Decision</b>
Belaugh Parish Meeting	BA/2021/0430/APPCON	Riversdale 12 The Street Belaugh Norwich Norfolk NR12 8XA	Mr & Mrs Anthony & Jacqueline Hamilton-Briscoe	Details of Conditions 3: historic building record, 4: amended plan of highway elevation, 5: external materials, 6: design, appearance and materials of balustrade, 9: hard & soft landscaping of permission BA/2020/0411/FUL	Approve
Bungay Town Council	BA/2022/0256/FUL	The Old Tannery 46 Bridge Street Bungay Suffolk NR35 1HD	Mrs Sarah Brown	Erection of double timber gates (retrospective)	Approve Subject to Conditions
Coltishall Parish Council	BA/2022/0417/NONMAT	1, 2 & 3 Barn Mead Church Loke Coltishall Norwich Norfolk NR12 7DN	Mr James Holiday	Removal of roof lights on new flat roofs, removal of flintwork to new flanking walls, removal of windows to plant room, removal of windows to beer spa rooms, non-material amendment to permission BA/2022/0258/FUL	Approve

Parish	Application	Site	Applicant	Proposal	Decision
Freethorpe Parish Council	BA/2022/0348/LBC	2 Church Farm Cottages Church Road Wickhampton Norwich Norfolk NR13 3PB	Mrs Angie Lawrence	Retrospective 2 x replacement windows and conservatory extension	Approve Subject to Conditions
Freethorpe Parish Council	BA/2022/0331/HOUSEH	2 Church Farm Cottages Church Road Wickhampton Norwich Norfolk NR13 3PB	Mrs Angie Lawrence	Retrospective 2 x replacement windows and conservatory extension	Approve Subject to Conditions
Horning Parish Council	BA/2022/0299/FUL	13 Bureside Estate Crabbetts Marsh Horning Norfolk NR12 8JP	Mr Peter Yates	Extensions & Alterations to Existing Chalet and Erection of Storage Shed	Approve Subject to Conditions
Horning Parish Council	BA/2022/0339/FUL	Spur Road Crabbetts Marsh Horning Norfolk	Mr Tim Betts	Replace timber quay-heading & decking with plastic quay-heading with timber fascia & timber decking	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Horning Parish Council	BA/2022/0342/HOUSEH	Langton 100 Lower Street Horning Norfolk NR12 8PF	Mr K. Monk	1. Removal and replace 57 metres of quay heading, 2. replace existing decking, 3. Install x2 klargest water treatment plants, 4. repairs and supportive works to support the boathouse and piling to support concrete parking area.	Approve Subject to Conditions
Ludham Parish Council	BA/2022/0328/HOUSEH	Manor Bungalow Staithe Road Ludham Norfolk NR29 5AB	Mr & Mrs Mathieson	Demolition of part of building (bungalow) and rebuild with extension	Approve Subject to Conditions
Oulton Broad Parish Council	BA/2022/0398/HOUSEH	Kessett Broadview Road Lowestoft Suffolk NR32 3PL	Mr & Mrs R Catchpole	Replace quay (part) & jetty with new quay-heading (part) & floating pontoons	Approve Subject to Conditions
Oulton Broad Parish Council	BA/2022/0317/HOUSEH	Broadside Broadview Road Lowestoft Suffolk NR32 3PL	Mr & Mrs Smith	Erection of infill extension to side, balcony to existing rear dormer and detached garden room.	Approve Subject to Conditions
Somerton Parish Council	BA/2022/0332/FUL	Staithe Cottage The Staithe West Somerton Somerton Norfolk NR29 4EB	Mr Ian Hedges	Replacement dwelling	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Stalham Town Council	BA/2022/0281/FUL	Simpsons Boatyard The Staithe Stalham Norfolk NR12 9DA	Mr Pat Simpson	Removal of 3 houseboats & erection of 3 holiday chalets	Approve Subject to Conditions
Thorpe St Andrew Town Council	BA/2022/0318/LBC	Manor House, Manor Lodge And Well Cottage 12 Yarmouth Road Thorpe St Andrew Norwich Norfolk NR7 0EF	Mr Jeremy Clark And Mr Chris Cooper	Form two doorways to link properties. Re-fit bathrooms to shower rooms. Additional remedial works, repairs to windows & replace lime render	Approve Subject to Conditions

### Tree Preservation Orders confirmed by officers under delegated powers

Parish	Address	Reference number	Description
Thorpe St Andrew	Manor Moorings 10 Yarmouth Road, Thorpe St Andrew Norwich NR7 0EF	BA/2022/0003/TPO	Tree [T1] Cedar of Lebanon

Author: Cheryl Peel

Date of report: 28 November 2022