

# Planning Committee

2 May 2025

Agenda item number 14

## Decisions on Appeals by the Secretary of State between 1 April 2024 and 31 March 2025 and monthly update

Report by Development Manager

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### Summary

This report sets out the decisions on appeals made by the Secretary of State between 1 April 2024 and 31 March 2025.

There were 12 appeal decisions by the Secretary of State, eight of which were against refusal of planning permission. Six were delegated decisions of which five were dismissed and one was allowed. Six were committee decisions and all six appeals were dismissed.<sup>1</sup>

This report also provides the monthly update on appeals in process lodged since January 2022 for which decisions have either not yet been received or have been received since last month's update.

There are 8 appeals on which decisions are awaited, as a recent enforcement notice appeal was dismissed.

### Recommendation

To note the report.

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<sup>1</sup> Correction 1/5/2025 this narrative has been updated to include two completed decisions that were mistakenly omitted from a previous version of this report. Both appeals were against refusal of planning permission, one was a delegated decision, the other was a committee decision and both appeals were dismissed.

## 1. Appeals Completed

| Application reference  <br>Appeal reference   PINS<br>reference | Applicant                                    | Start date of<br>appeal | Location   | Nature of appeal/<br>description of<br>development  | Decision and dates  |
|---|--|-------------------------|--|---|---|
| BA/2023/0343/COND<br>APP/E9505/W/23/3332687 <sup>2</sup>        | Barham<br>Leisure Ltd                        | 24 January 2024         | Pampas Lodge<br>Caravan Park,<br>Haddiscoe.          | Refusal - Allow<br>residential occupation<br>of caravans, removal of<br>condition 4 of<br>permission<br>BA/2022/0251/COND   | Delegated Decision<br>19 October 2023<br><br>Appeal Dismissed<br>7 May 2024 |
| BA/2022/0416/FUL<br>APP/E9505/W/23/3321331 <sup>3</sup>         | Mr Steve<br>Hooper & Ms<br>Mary<br>Alexander | 24 October 2023         | Blackwater Carr, Land<br>Off Ferry Lane,<br>Postwick | Refusal - Retrospective<br>consent for the use of a<br>yurt on a small, raised<br>platform, securing a<br>table and bench to the<br>ground, the installation<br>of a small staked and<br>woven willow<br>windbreak. | Committee Decision<br>3 February 2023<br><br>Appeal Dismissed<br>9 May 2024 |

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<sup>2</sup> Correction 1/5/2025 this appeal decision was mistakenly omitted from a previous version of the report.

<sup>3</sup> Correction 1/5/2025 this appeal decision was mistakenly omitted from a previous version of the report.

| Application reference  <br>Appeal reference   PINS<br>reference | Applicant   | Start date of<br>appeal | Location   | Nature of appeal/<br>description of<br>development  | Decision and dates  |
|---|---|-------------------------|--|---|---|
| BA/2021/0490/FUL<br>APP/E9505/W/22/3303030                      | Mr N Mackmin  | 2 December 2022         | The Old Bridge Hotel<br>Site, The Causeway,<br>Repps with Bastwick | Refusal - 8 one-<br>bedroom & 4 two-<br>bedroom flats for<br>holiday use with<br>restaurant & covered<br>car-park at ground<br>level. | Committee Decision<br>7 March 2022<br><br>Appeal Dismissed<br>16 May 2024     |
| BA/2022/0023/UNAUP2<br>APP/E9505/C/22/3301919                   | Mr R Hollocks   | 14 July 2022            | Beauchamp Arms,<br>Ferry Road,<br>Carleton St Peter                | Enforcement Notice -<br>lighting and kerbing  | Committee Decision<br>27 May 2022<br><br>Appeal Dismissed<br>29 July 2024     |
| BA/2022/0021/UNAUP2<br>APP/E9505/C/22/3301976                   | Mr R Hollocks   | 14 July 2022            | Beauchamp Arms,<br>Ferry Road,<br>Carleton St Peter                | Enforcement Notice –<br>workshop  | Committee Decision<br>27 May 2022<br><br>Appeal Dismissed<br>29 July 2024     |
| BA/2017/0006/UNAUP1<br>APP/E9505/C/22/3310960                   | Mr W<br>Hollocks, Mr R<br>Hollocks & Mr<br>Mark<br>Willingham | 16 November<br>2022     | Loddon Marina,<br>12 Bridge Street,<br>Loddon                      | Enforcement Notice -<br>occupation of caravans  | Committee Decision<br>14 October 2022<br><br>Appeal Dismissed<br>29 July 2024 |

| <b>Application reference  <br/>Appeal reference   PINS<br/>reference</b> | <b>Applicant</b>               | <b>Start date of<br/>appeal</b> | <b>Location</b>  | <b>Nature of appeal/<br/>description of<br/>development</b>  | <b>Decision and dates</b>  |
|--|--------------------------------|---------------------------------|--|--|--|
| BA/2023/0001/ENF<br>APP/E9505/C/23/3316184                               | Mr R Hollocks<br>& Mr J Render | 8 February 2023                 | Berney Arms Inn  | Enforcement Notice -<br>occupation of caravans   | Committee Decision<br>9 December 2022<br><br>Appeal Dismissed<br>29 July 2024    |
| BA/2023/0471/HOUSEH  <br>BA/2024/0001/HHAPP  <br>APP/E9505/D/24/3341522  | Mr J Broom                     | 24 May 2024                     | Ferrymans Cottage,<br>Ferry Road,<br>Horning           | Refusal - Loft<br>conversion, including<br>raising the existing<br>ridge line and adjusting<br>the roof pitch to<br>provide the new<br>accommodation | Delegated Decision<br>26 February 2024<br><br>Appeal Dismissed<br>30 August 2024 |
| BA/2023/0012/HOUSEH<br>APP/E9505/W/23/3326671                            | Mr M Anwar                     | 23 October 2023                 | Broadswater House,<br>Main Road, Ormesby<br>St Michael | Refusal – Single storey<br>flat roof, side/rear<br>extension. Timber<br>fence to boundary.<br>Erection of cart lodge.                                | Delegated decision<br>5 May 2023<br><br>Appeal Allowed<br>13 September 2024      |
| BA/2023/0309/FUL<br>APP/E9505/W/23/3333375                               | Mr and Mrs R<br>Baldwin        | 25 March 2024                   | Barns at The Street<br>Farm, Hardley Steet,<br>Hardley | Refusal – Change of use<br>of two barns to holiday<br>lets.  | Delegated decision<br>9 October 2023<br><br>Appeal Dismissed<br>29 October 2024  |

| Application reference  <br>Appeal reference   PINS<br>reference         | Applicant            | Start date of<br>appeal | Location   | Nature of appeal/<br>description of<br>development  | Decision and dates  |
|---|----------------------|-------------------------|--|---|---|
| BA/2022/0221/TPOA<br>APP/TPO/E9505/9259                                 | Mr R Stratford       | 22 February 2024        | Broadholme,<br>Caldecott Road,<br>Lowestoft, Suffolk | Refusal - Works to trees<br>in a Conservation<br>Areas: T9: Sycamore -<br>remove and replace<br>with Silver Birch.<br>T12&T13: Sycamores -<br>remove. | Delegated decision<br>15 July 2022<br><br>Appeal dismissed<br>7 November 2024 |
| BA/2024/0061/HOUSEH  <br>BA/2024/0002/HHAPP  <br>APP/E9505/D/24/3346992 | Mrs Rachel<br>Parker | 1 August 2024           | Bureside,<br>6 Skinners Lane,<br>Wroxham             | Refusal - Replace single<br>glazed timber windows<br>& doors with double<br>glazed UPVC   | Delegated Decision<br>7 May 2024<br><br>Appeal Dismissed<br>12 December 2024  |

## 2. Appeals Outstanding

| Application reference  <br>Appeal reference   PINS<br>reference  | Applicant                                     | Start date of appeal  | Location  | Nature of appeal/<br>description of<br>development   | Decision and dates  |
|--|---|---|---|--|---|
| BA/2023/0002/ENF<br>BA/2023/0003/ENF  <br>BA/2023/0004/UNAUP2  <br>APP/E9505/C/23/3322890<br>and<br>APP/E9505/C/23/3322949 | Jeanette<br>Southgate<br>and Mr R<br>Hollocks | Appeals received by<br>the BA on<br>24 and 26 May 2023<br>Appeals start dates<br>27 and 29 June<br>2023 | Berney Arms<br>Inn                                  | Appeal against<br>enforcement notice -<br>occupation of caravan  | Committee decision<br>31 March 2023<br><br>LPA Statements<br>submitted 9 August<br>and 11 August 2023<br><br><b>Appeals dismissed<br/>22 April 2025</b> |
| BA/2023/0291/TPOA  <br>BA/2023/0002/REF  <br>APP/TPO/E9505/9846  | Mr J Calver                                   | Appeal received by<br>the BA on<br>23 August 2023<br>Appeal start date<br>2 July 2024                   | River Green<br>Yarmouth Road<br>Thorpe St<br>Andrew | Appeal against refusal to<br>grant permission for<br>works to TPO tree: T1:<br>Horse Chestnut - Reduce<br>primary stems by<br>approximately 6m &<br>reduce limb at 5.5m. | Delegated decision<br>11 August 2023<br>Fast track appeal so no<br>LPA Statement<br>required<br>Site Visit date TBC                                     |
| BA/2024/0091/HOUSEH  <br>BA/2024/0003/HHAPP  <br>APP/E9505/D/24/3349349  | Mr P Albon                                    | Appeal received by<br>the BA on<br>8 August 2024<br><br>Appeal start date<br>10 September 2024          | Hill Crest,<br>The Hill,<br>Shipmeadow              | Horizontal cladding<br>attached to exterior wall<br>surfaces of dwelling<br>(retrospective)  | Delegated decision<br>10 May 2024<br><br>Fast track appeal so no<br>LPA Statement<br>required   |

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|---|-----------------------|--|---|---|---|
| BA/2024/0092/FUL  <br>BA/2024/0002/REF  <br>APP/E9505/W/24/3353862    | Mr P Albon            | Appeal received by<br>the BA on<br>16 October 2024 | Hill Crest,<br>The Hill,<br>Shipmeadow                        | Erection of storage barn<br>(retrospective)   | Delegated decision<br>10 May 2024<br><br>LPA Statement<br>submitted                             |
| BA/2024/0032/CLEUD  <br>BA/2024/0001/REF  <br>APP/E9505/X/24/3350415  | Mr John<br>Atkins     | Appeal start date<br>26 November 2024              | Driftwood,<br>104 Lower<br>Street, Horning,<br>Norfolk        | Lawful Development<br>Certificate for 10 years<br>use as holiday<br>accommodation         | Delegated decision<br>8 May 2024<br><br>LPA Statement<br>submitted                              |
| BA/2024/0212/FUL  <br>BA/2025/0001/REF  <br>APP/E9505/W/25/3359289    | Mrs Kate<br>Gabriel   | Appeal start date<br>6 February 2025               | Manor Gates<br>Garden,<br>Staithe Road,<br>Ludham,<br>Norfolk | Boat cover over existing<br>mooring cut<br>(retrospective)                                | Delegated decision<br>19 July 2024<br><br><b>Appeal Dismissed<br/>23 April 2025<sup>4</sup></b> |
| BA/2022/0007/UNAUP2  <br>BA/2025/0001/ENF  <br>APP/E9505/F/25/3361103 | Mr Richard<br>Howlett | Appeal start date<br>19 March 2025<br>Written reps | Holly Lodge<br>Church Loke,<br>Coltishall,<br>Norwich         | Appeal against Listed<br>building enforcement<br>notice - Installation of<br>UPVC windows | Committee Decision<br>2 February 2024   |

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<sup>4</sup> Update 1/5/2025 this decision was not available in a previous version of this report

| <b>Application reference  <br/>Appeal reference   PINS<br/>reference</b>         | <b>Applicant</b>               | <b>Start date of appeal</b>                                 | <b>Location</b>                                       | <b>Nature of appeal/<br/>description of<br/>development</b>                   | <b>Decision and dates</b>                     |
|--|--------------------------------|---|---|---|---|
| <b>BA/2024/0427/FUL  <br/>BA/2025/0002/REF  <br/>APP/E9505/W/3362363</b>         | <b>Mrs Angela<br/>Robinson</b> | <b>Appeal start date<br/>28 March 2025<br/>Written Reps</b> | <b>Riversdale<br/>House, Barton<br/>Turf</b>          | <b>Appeal against refusal -<br/>Replace 110m Quay<br/>Heading</b>             | <b>Delegated decision<br/>27 January 2025</b> |
| <b>BA/2024/0436/HOUSEH  <br/>BA/2025/0001/HHAPP  <br/>APP/E9505/W/25/3363918</b> | <b>Mr Keith<br/>Thomas</b>     | <b>Awaiting start date</b>                                  | <b>7 North West<br/>Riverbank,<br/>Potter Heigham</b> | <b>Open structure<br/>pavilion/boathouse over<br/>mooring - Retrospective</b> | <b>Delegated decision<br/>17 January 2025</b> |

Author: Steve Kenny

Date of report: 1 May 2025

Background papers: BA appeal and application files