

Planning Committee

AGENDA

Friday 31 May 2019

10.00am

	Page
1. To receive apologies for absence and introductions	
2. To receive declarations of interest	
3. To receive and confirm the minutes of the previous meeting held on 26 April 2019 (included)	3 – 9
4. Points of information arising from the minutes	
5. To note whether any items have been proposed as matters of urgent business	

MATTERS FOR DECISION

6. Chairman's Announcements and Introduction to Public Speaking Please note that public speaking is in operation in accordance with the Authority's Code of Conduct for Planning Committee. Those who wish to speak are requested to come up to the public speaking desk at the beginning of the presentation of the relevant application	
7. Request to defer applications included in this agenda and/or to vary the order of the Agenda To consider any requests from ward members, officers or applicants to defer an application included in this agenda, or to vary the order in which applications are considered to save unnecessary waiting by members of the public attending	
8. To consider applications for planning permission including matters for consideration of enforcement of planning control:	
(i) BA/2019/0071/FUL Morrisons, George Westwood Way, Beccles	10 – 18
(ii) BA/2019/0058/FUL Land West of Bewilderwood Car Park, Hoveton	19 – 29

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(iii)	BA/2019/0105/OUT Homestead Farm, Beccles Road, Bungay	30 – 40
	ENFORCEMENT	
9.	Enforcement Update Report by Head of Planning (included)	41 – 43
	POLICY	
10.	Norfolk Strategic Planning Framework Update Report by Planning Policy Officer (included)	44 – 45
11.	Carlton Colville Neighbourhood Plan Designation Report by Planning Policy Officer (included)	46 – 49
12.	Confirmation of Tree Preservation Orders Report by Historic Environment Officer (included)	50– 54
	MATTERS FOR INFORMATION	
13.	Customer Satisfaction Survey Report by Planning Support Officer (included)	55 –60
14.	Appeals to the Secretary of State Update Report by Administrative Officer (included)	61 – 62
15.	Decisions made by Officers under Delegated Powers Report by Head of Planning (included)	63 – 65
16.	Circular 28/83: Publication by Local Authorities of Information about the Handling of Planning Applications Report by Head of Planning (included)	66 – 69
17.	To note the date of the next meeting – Friday 28 June 2019 at 10.00 am at Yare House, 62-64 Thorpe Road, Norwich NR1 1RY	

Broads Authority
Planning Committee

Minutes of the meeting held on 26 April 2019

Present:

In the Chair - Mrs M Vigo di Gallidoro

Mr M Barnard
Prof J Burgess
Mr W A Dickson
Mr R Hanton

Ms G Harris
Mrs L Hempsall
Mr H Thirtle

In Attendance:

Ms N Beal – Planning Policy Officer
Miss S Mullarney – Administrative Officer (Governance)
Mrs C Peel – Senior Planning Officer
Ms C Smith – Head of Planning
Mrs M-P Tighe – Director of Strategic Services

9/1 Apologies for Absence, Welcome and Housekeeping Matters

The Chair welcomed everyone to the meeting.

Apologies had been received from Mr L B Keith, Mr P Rice, and Mr V Thompson.

The Openness of Local Government Bodies Regulations

The Chair gave notice that the Authority would be recording the meeting in accordance with the Code of Conduct, with the Authority retaining the copyright. No other member of the public indicated that they would be recording the meeting.

9/2 Declarations of Interest and introductions

Members and staff introduced themselves. The Head of Planning introduced Cheryl Peel, the newly appointed Senior Planning Officer.

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

9/3 To receive and confirm the minutes of the previous meeting held on 8 March 2019

The minutes of the meeting held on 8 March 2019 were agreed as a correct record and signed by the Chair.

9/4 Points of Information Arising from the Minutes

Fleggburgh Neighbourhood Plan, Designating Fleggburgh as a Neighbourhood Area

The Chair reported that as the meeting scheduled for 5 April 2019 had been postponed, the policy report relating to designating Fleggburgh as a Neighbourhood Area for the purposes of developing a Neighbourhood Plan was considered by the Committee by email in order to ensure that there was no delay in developing such a plan.

The Chair stated that members had supported the recommendation in the report that was circulated.

RESOLVED

To endorse the decision that Fleggburgh be designated as a Neighbourhood Area for the purposes of developing a Fleggburgh Neighbourhood Plan.

Minute 7/10 and Minute 8/4 Wroxham Neighbourhood Plan

The outcome of the referendum had been favourable and at its meeting on 22 March 2019 the Authority had agreed to adopt the Wroxham Neighbourhood Plan as part of the Broads Local Plan to be used to determine planning applications in the Wroxham area.

9/5 To note whether any items have been proposed as matters of urgent business

There were no items of urgent business.

9/6 Chairman's Announcements and Introduction to Public Speaking

Public Speaking

The Chair stated that as there were no applications for consideration at this meeting, there would not be any public speaking.

Planning Design Tour

Members were informed that the Planning Design Tour scheduled for 14 June 2019 was to be deferred until the Autumn. One member commented that she had received positive feedback from the owner of the glamping pods from an application previously considered by the Planning Committee. He had reported that they were very successful and invited members back to visit the site. The member suggested this be considered for the Design Tour.

The Head of Planning said she would be meeting with the Historic Environment Manager soon to discuss the Design Tour and this site would be considered.

9/7 Requests to Defer Applications and /or Vary the Order of the Agenda

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

9/8 Applications for Planning Permission

There were no applications for consideration.

9/9 Enforcement Update

The Committee received an updated report on enforcement matters previously referred to Committee.

Burghwood Barns, Burghwood Road, Ormesby St Michael

The Head of Planning presented the Committee with photographs of the site demonstrating full compliance had been achieved. She added that it was regrettable that the Authority had had to commence prosecution proceedings in order to secure compliance, but noted that monies towards these costs had been received. One member credited Officers for their work in a prolonged process.

Marina Quays

A new application had been received. Significant changes had been made relating to the public right of way, and the number of units had been reduced by one. The Head of Planning stated that a public exhibition was to be held in at Caister Golf Club on Wednesday 1 May from 4 – 8pm. Officers would not be in attendance in a formal capacity however members were welcome to attend.

Land at Beauchamp Arms Public House, Ferry Road, Carleton St Peter

The site was being monitored.

Members supported the action being taken and noted the progress made.

RESOLVED

that the report be noted.

9/10 Local Plan for the Broads – adoption

A copy of the Inspector's Report was circulated to Members prior to the meeting. The report concluded that with the changes set out in the modification version of the Local Plan for the Broads and some minor amendments to those changes, the Local Plan was sound.

The Planning Policy Officer discussed the main changes that had been made. She noted that the plan introduced new policies: the major development policy, and retail policy. She commented that these had not been addressed in a Broads Authority Local Plan before. The affordable housing policy had

been changed to allow the ability to seek off site contributions for affordable housing in schemes from 6 to 9. Units, which was below the NPPF threshold.

The new residential moorings policy had minor changes to expand the areas that would be suitable for this type of mooring. This now included Norwich and areas within 800m walking distance of three key services. Minor changes were made to the TSA2 policy.

The Planning Policy Officer concluded that she was currently in the process of producing a sustainability appraisal of the report and a consultant was reviewing it from a habitat regulations point of view. She said no major changes were expected on the sustainability appraisal and HRA which had been produced on the modification version as the amendments by the Inspector were minor.

The Planning Policy Officer explained that the next stage for the local plan was adoption at the Broads Authority meeting on 17 May 2019. She added that there would be regulatory steps following adoption and a six week judicial review period, but the plan would be in place from the adoption date.

Members thanked the Planning Policy Officer for her work in the plan and it was commented that the process had been exemplary and transparent, dealing with the concerns of local people. The Planning Policy Officer responded that it was very much a team effort and that Officers were pleased with the outcome.

Members voted on the recommendation to endorse the local plan and refer to the full Authority for adoption. It was unanimously

RESOLVED

That the Broads Local Plan be endorsed and it was

RECOMMENDED to the Broads Authority

That the Broads Local Plan be adopted.

The Chair noted the length of time the Local Plan had taken to complete, she thanked the Planning Team and said their work was appreciated.

9/11 Reedham Neighbourhood Plan – designating Reedham as a Neighbourhood Area

The Committee received a report that briefly introduced the Reedham Neighbourhood Plan. It was proposed that the entire Parish of Reedham be included within the area for the Neighbourhood Plan. There were no known or obvious reasons to not agree the Neighbourhood Area.

RESOLVED

That Reedham area be designated a Neighbourhood Area for the purposes of producing a Neighbourhood Plan.

9/12 Appeals to the Secretary of State and Annual Review

The Committee received a schedule of appeals to the Secretary of State since January 2019 of which there were three. The Committee also received the schedule setting out the annual summary of decisions on appeals by the Secretary of State for the year 1 April 2018 to 31 March 2019.

The Head of Planning provided updates on the following appeals:

Nursery View, Burghwood Road, Ormesby, Great Yarmouth
Statement has been sent.

Riversdale Cottage, The Shoal, Irstead
Awaiting start date from Planning Inspectorate.

Black Horse Point, 18 Bureside Estate, NR2 8JP

The Head of Planning gave some additional detail on this case as replacement dwellings were seldom refused. However, she stated that the proposed replacement here would have incorporated a taller element in the form of a viewing tower. This would be in contrast to the single storey dwellings which are typical here and would change the character of the stretch of landscape. She added that the site formed a transitional point between the open countryside and the village of Horning and the gradual transition was important. It was commented that approval of this development would have made it difficult to resist larger replacements in this area and would consequently have an impact on the landscape. The Head of Planning acknowledged the well thought out design of the building, but said the location was not appropriate.

A member questioned if landscape character was addressed in a policy, the Head of Planning responded that the particular characteristics of the area were identified within the Landscape Character Assessment.

It was noted that there had only been one decision on an appeal against the Authority's decision within the last year.

RESOLVED

that the report be noted.

9/13 Decisions Made by Officers under Delegated Powers

The Committee received a schedule of decisions made by officers under delegated powers from 24 February 2019 to 12 April 2019.

RESOLVED

that the report be noted.

9/14 Date of Next Meeting

The Chair stated that this meeting was the last for Mike Barnard who would be retiring from Waveney District Council, now East Suffolk Council. She noted that Mike had been a member of the Broads Authority for the last eight years and thanked him for his valuable input and wished him all the best in retirement. Mike said he was disappointed to be leaving but the time was right. He said he had enjoyed being a member of the Broads Authority.

The next meeting of the Planning Committee would be held on Friday 31 May 2019 starting at 10.00 am at Yare House, 62- 64 Thorpe Road, Norwich.

The meeting concluded at 10:42am

CHAIRMAN

Code of Conduct for Members**Declaration of Interests****Committee:** **Planning Committee****Date of Meeting:** 26 April 2019

Name	Agenda/ Minute No(s)	Nature of Interest (Please describe the nature of the interest)
Haydn Thirtle	4	Great Yarmouth Borough Council and Norfolk County Council for Fleggburgh. Attended Parish meeting when matter discussed.

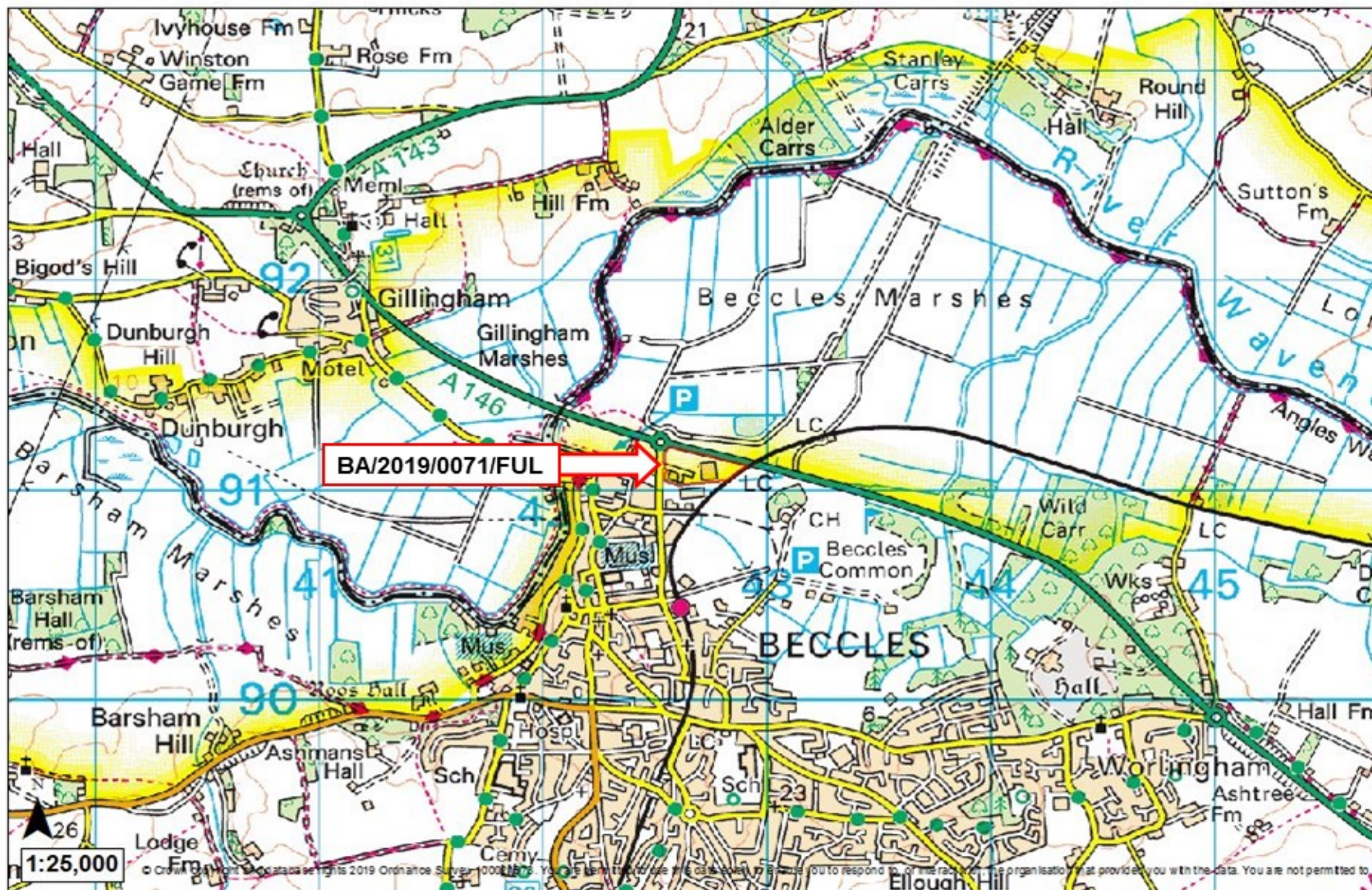
Reference:

BA/2019/0071/FUL

Location

Morrisons, George Westwood Way,
Beccles

BA/2019/0071/FUL Morrisons, George Westwood Way, Beccles



Application for Determination

Parish	Beccles		
Reference	BA/2019/0071/FUL	Target date	02 June 2019
Location	Morrisons, George Westward Way, Beccles, NR34 9EJ		
Proposal	Proposed café and lobby extension, new trolley bay and minor works to car park.		
Applicant	Mr D Darbyshire		
Recommendation	Approve subject to conditions		
Reason for referral to Committee	Major Application		

1 Description of Site and Proposals

- 1.1 The application site is the Morrisons supermarket in Beccles, situated at the junction between the A146 and A145 George Westwood Way on the northern edge of the town of Beccles. The site area is 4.37 hectares. The northern and western boundaries of the site are defined by mature tree planting, which was originally planted to screen the supermarket building and the car park. The supermarket building itself is positioned at the eastern side of the site.
- 1.2 The site includes the Morrisons store and café, the car park area, the petrol station, a waste and recycling point and a substantial amount of open green space and trees.
- 1.3 The site is located in Flood Risk Zones 2 and 3.
- 1.4 The application is for extensions to the existing store. On the northern elevation, a fill in extension is proposed extending 8.2 metres from the original wall to provide a new customer café with an uncovered outdoor seating area and a kitchen area (269sq. m). A new entrance lobby is proposed to the north-west corner of the store extending 4.8 metres from the existing entrance (56sq. m). Updated lighting is proposed across the site (new heads to existing columns). A new shopping trolley shelter is proposed to the south of the store entrance. A car pick up point to the south of the trolley shelter and a footpath through the site are also both proposed.

2 Site History

- 2.1 In 1987 consent was granted to construct a retail food supermarket and associated parking (BA/1987/5795/HISTAP).
- 2.2 In 2005 consent was granted for the erection of illuminated motif, fascia, totem and cash signs (BA/2005/5185/HISTAP).
- 2.3 In 2017 consent was refused for the development of 3 retail units, car wash area, tyre service area and two small retail pods within the existing car park. The units were to comprise of uses within use classes A1, A2, A3 and mixed A1/A3 and A3/A5 uses. (BA/2017/0415/FUL).
- 2.4 In 2018 an application was made for the installation of new Sunlite retail unit, however the application was withdrawn (BA/2018/0328/FUL).

3 Consultation

Beccles Town Council – Supports the application.

Highways Authority – No objection. The Authority comments that the information submitted by the applicant, including the Transport Statement, gives suitable assurance that the proposed development:

- will not have a significant impact on the adjacent highway network;
- will not have an unacceptable impact on highway safety; and
- will not require additional parking spaces to be provided over and above the existing spaces already conditioned by existing planning permissions.

Environment Agency – No objection.

Environmental Protection – Gas Protection Measures to be conditioned.

Landscape Officer – Scheme acceptable in principle. A hard and soft Landscaping scheme to be conditioned.

Tree Officer – Despite the minor tree loss I do not have any objections to the proposal. A landscaping scheme to be conditioned.

4 Representations

No representation received.

5 Policies

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

5.2 Adopted Local Plan for The Broads (May 2019)
[Local-Plan-for-the-Broads-2019](#)

SP7 – Landscape Character
DM16 – Development and Landscape
DM20 – Protection and Enhancement of Settlement Fringe Landscape Character
DM21 – Amenity
DM22 – Light Pollution
DM25 – New Employment Development
DM26 – Protecting General Employment
DM43 – Design
DM51 – Retail Development in the Broads

5.3 Neighbourhood Plans

There is no neighbourhood plan in force for the area of the application site

6 Assessment

6.1 The application is for an extension and overall refurbishment to the existing Morrisons store and grounds. The gross internal area would be increased by 386sq.m as a result of the development; of which 192sq.m would be in the café area. The entrance lobby to the north-west corner of the store would be updated and extended by an additional 56sqm and the remainder of the increase would be in the non-public areas, including the kitchen. New lighting, a new trolley bay shelter and a new path through the site and pick up point will also be provided.

6.2 In terms of the assessment, the main issues to be taken into consideration are the principle of development, the design of the proposed extension and changes to external areas, the management of groundwork, the impact on employment, the impact on landscape and the impact on amenity.

Principle of the development

6.3 Morrisons Stores across the country have undergone a series of updates to the internal layout and external appearances as part of a corporate refresh; the store subject of this application has not been updated since Morrisons took control over the store from Safeway in 2004. The proposed extensions and alterations are to support a wider refurbishment of the entire store. The supermarket provides an important retail facility in the Broads and subject to appropriate scale and design, there is no objection to the principle of development.

Design

- 6.4 In terms of design, the proposed extensions to the store are to the café on the northern elevation and to the entrance lobby on the north-west corner of the store.
- 6.5 The existing north elevation has a pitched roof that overhangs the walkway that leads towards the entrance lobby. This elevation has three small gables on the roof pitch above the café. This elevation is lined end to end with groups of three full height single pane windows with brick supports separating.
- 6.6 The existing northwest elevation has the main entrance to the store. This elevation uses brick supports separating a variety of full height window sizes.
- 6.7 The proposed development aims to consolidate the café's positioning. The majority of the north-facing wall would be altered and many of the full height windows would be removed and replaced with a brick wall. The extension would bring the setback part of this elevation in line with the rest of the elevation. The extended area would feature a double pitched glass gable extension consisting of an aluminium frame; the two gables would have a ridge height of 6 metres and would measure 6 metres wide, 3 large glass panels separating the two gables measuring an additional 6 metres would feature on this elevation. Red brick stall riser and red clay roof tiles are proposed on this part of the extension. A new paved area is proposed north of the café extension to extend the fire escape route and provide an area for outdoor seating. A new service road is proposed north of the paved area; this would be a cellular plastic grid system.
- 6.8 The proposal would also involve an extension to the entrance lobby. The existing lobby is a covered area and the extension would fill the area in. The external wall of the lobby area would be a green framed aluminium curtain wall.
- 6.9 On the west elevation, the metal glazed framed windscreen would be replaced with the green aluminium framed curtain wall. The metal framed glazed trolley bay shelter would be replaced with curved roofed trolley bay shelter.
- 6.10 A car pick-up point is proposed to the south of the proposed trolley shelters.
- 6.11 A new footpath is proposed to run from the eastern side of the petrol station to the south-eastern side of the car park.
- 6.12 The proposed development would modernise the appearance of the store and café area. The development would utilise quality materials. The design of the extension to the lobby entrance would open the store up and introduce more glass panels. The design of the café extension introduces two large glass panel gables to the north elevation and it is considered that this design is an overall improvement to the quality of the building. Consequently, it is considered that the proposal in design terms is a positive change and is in accordance with Policy DM43 of the [Local-Plan-for-the-Broads\(May2019\)](#)

Management of Groundwork

- 6.13 The application was accompanied by an Environmental Ground Investigation Report. This notes that there are higher than average levels of carbon dioxide in the ground and measures need to be taken to address this. This is a not unusual situation and CIRIA provide guidance on the appropriate remediation and/or management. The Environmental Health Officer is satisfied with this approach and has recommended conditions be attached to the decision to ensure that risks from land contamination are minimised.

Employment

- 6.14 The Morrisons site offers employment opportunities within the Broads and the retention and strengthening of this use is supported. It is located adjacent to complementary employment and retail uses within East Suffolk's area and the improvements to the site would enhance the setting of the employment area and result in the efficient use of the building and better local facilities. Whilst there is no additional employment proposed in the application it is considered the extensions to the building would protect the existing use of the site and is therefore considered to be in accordance with Policy DM26 of the [Local-Plan-for-the-Broads\(May2019\)](#)

Landscape

- 6.15 The site lies within the Barsham, Gillingham and Beccles Marshes landscape character area within the Settlement Fringe landscape character type. The location of the site on the immediate edge of Beccles means that it is relatively prominent in the landscape, although the location is seen within the context of the A146 and the roundabout, which separates it from the undeveloped marshes to the north.
- 6.16 The scheme proposes an access across an existing green area to the north of the building from the car park. This access road would start at the northeast edge of the car park and would require the removal of hedges and the loss of one minor tree. The Authority's arboricultural advisor has no objection to the loss of the minor tree on the understanding that new tree planting would be provided as part of a landscaping scheme aimed at improving the visual amenity of the area.
- 6.17 The Authority's landscape advisor considers the proposed development to be acceptable in landscape terms subject to a condition requiring the submission of a hard and soft landscaping scheme prior to the commencement of development.
- 6.18 It is considered that the extensions to the café and lobby entrance and the works to the car park would not be detrimental to the landscape setting. The

introduction of the access road to the north of the site would result in the loss of hedges and a minor tree. The harm caused as a result of the loss of vegetation would be mitigated by the submission of a hard and soft landscaping scheme to be approved in writing by the Local Planning Authority. It is therefore considered that the proposed development is in accordance with Policy SP7 of the [Local-Plan-for-the-Broads\(May2019\)](#)

Amenity

- 6.19 In terms of the impact on amenity, the proposed extensions are considered to be of a high design standard, utilising quality materials and would improve the visual amenity. The loss of the vegetation at the north east of the car park would have a detrimental impact on the area's visual amenity, however the implementation of a landscaping scheme would mitigate this and could represent an enhancement.
- 6.20 There are no residential properties near the Morrison's supermarket. Therefore, there would be no issues relating to neighbouring amenity. It is considered acceptable in terms of amenity and is in accordance with Policy DM21 of the [Local-Plan-for-the-Broads\(May2019\)](#)

7. Conclusion

- 7.1 The proposed café and lobby extensions, new trolley bay and works to car park are acceptable in principle. The design of the scheme is considered appropriate for the commercial site. The development would not be detrimental to the employment uses on the site and the adverse impact on the immediate landscape would be mitigated through the implementation of a hard and soft landscaping scheme, which would be required by condition. The development would not have a detrimental impact neighbouring on amenity. Overall, the proposal is in accordance with development plan policy.

8. Recommendation

Approve subject to conditions

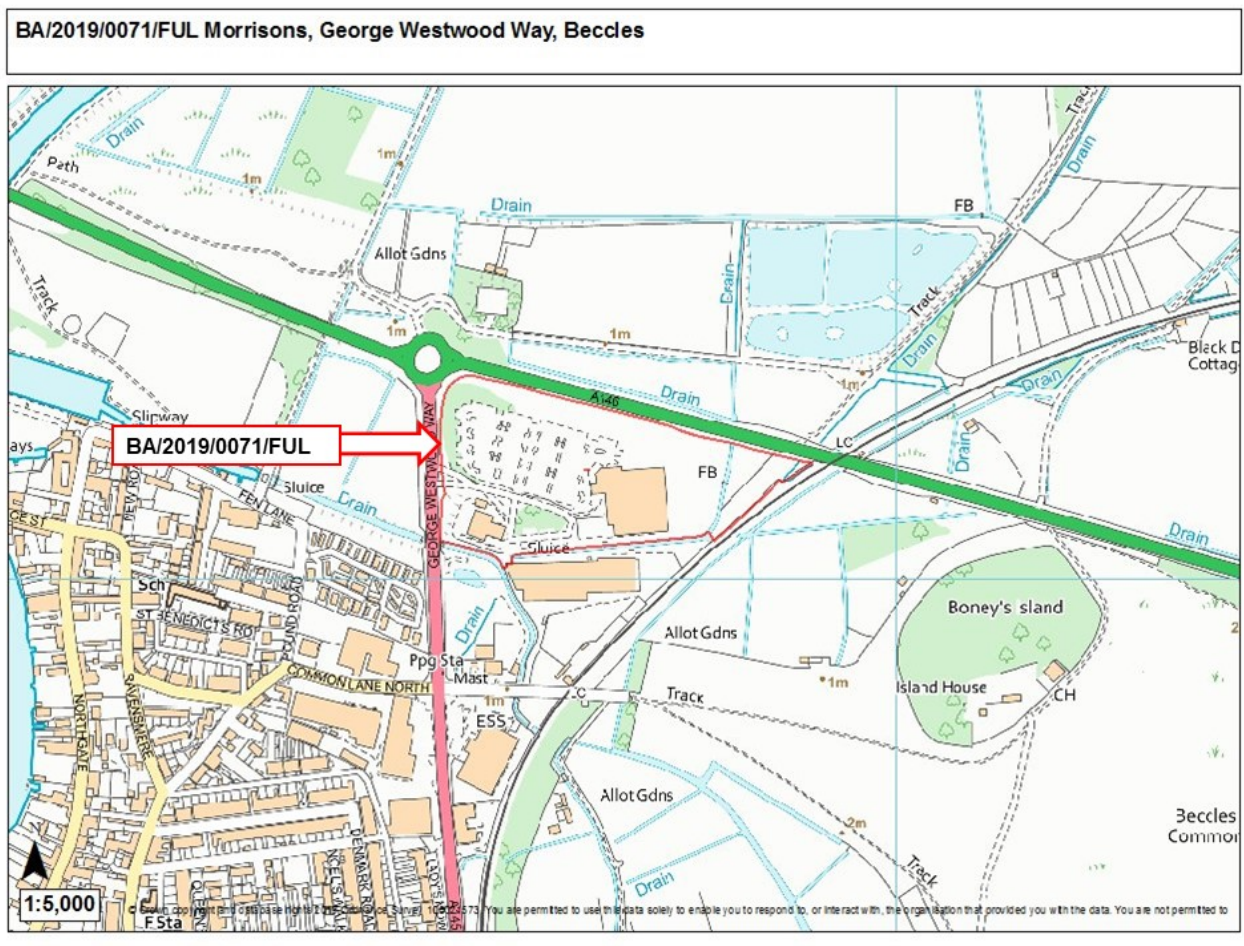
- i. Standard time limit;
- ii. In accordance with submitted plans;
- iii. Details of landscaping scheme
- iv. Any tree or shrub that dies within 5 years to be replaced;
- v. Environmental Protection Remediation Method Statement;
- vi. Implementation of Remediation Method Statement;
- vii. Validation of ground remediation completion;
- viii. Discovery of unexpected contamination;
- ix. Site to be checked for breeding or nesting birds by qualified ecologist if works are due to take place during the main bird breeding/nesting season; and
- x. Remove roof tiles carefully by hand;

9. Reason for recommendation

The proposal is considered to be in accordance with policies DM43, DM26, SP7 and DM21 of the Adopted Local Plan for The Broads (January 2019).

Author: Calum Pollock
Date: 10 May 2019
List of Appendices: Location Plan

Background papers: Application file BA/2019/0071/FUL



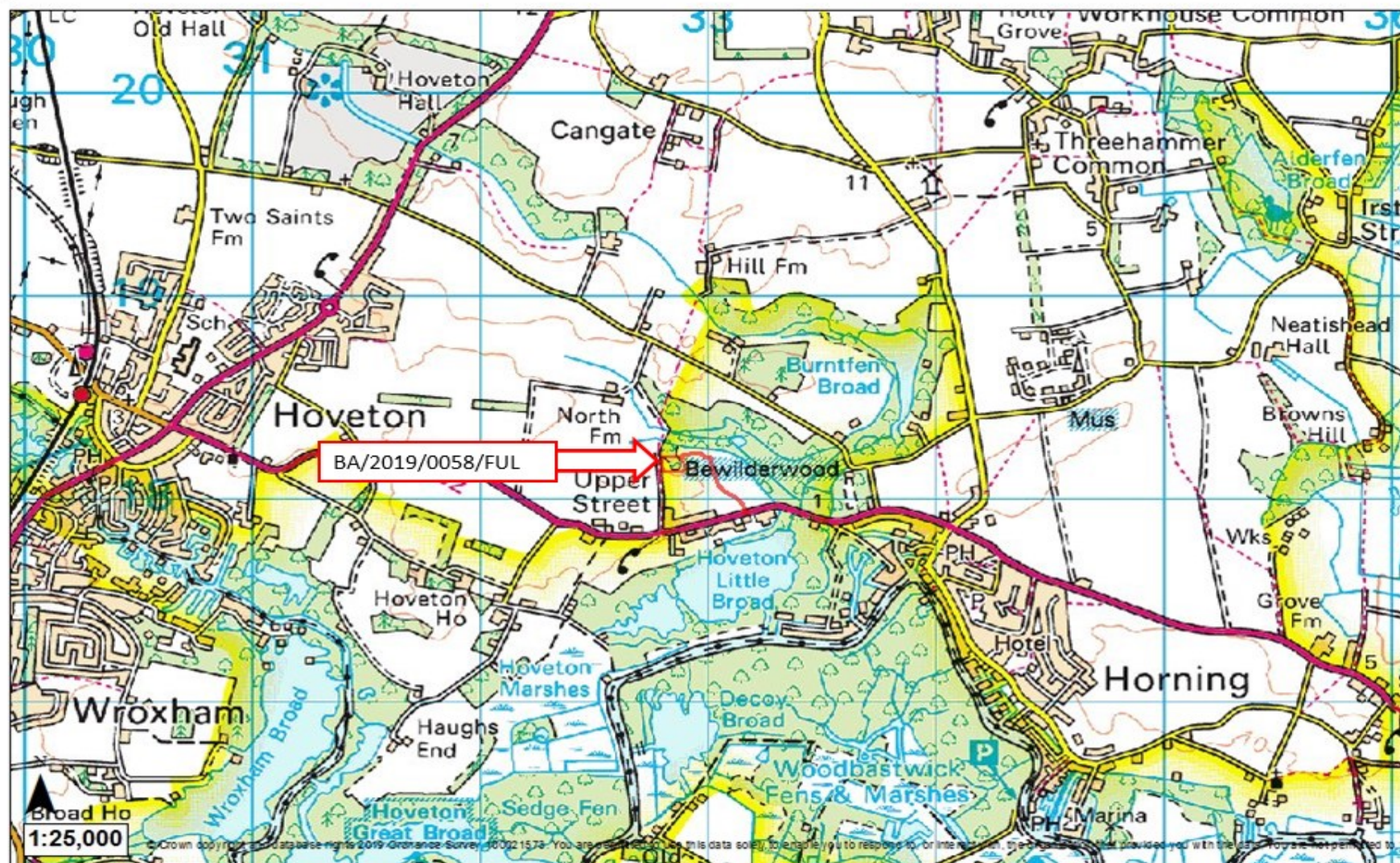
Reference:

BA/2019/0058/FUL

Location

Land West of Bewilderwood Car Park,
Hoveton

BA/2019/0058/FUL Land West Of Bewilderwood Car Park



Application for Determination
Report by Planning Officer

Target Date	12 April 2019
Parish:	Hoveton Parish Council
Reference:	BA/2019/0058/FUL
Location:	Land West Of Bewilderwood Car Park Site, Hoveton
Proposal:	Change of use of agricultural land to ten-pitch camp site and the erection of a new washroom block to serve the site. (Scheme amended to revise washroom provision.)
Applicant:	Trustees of the Hoveton Estate
Recommendation:	Approve subject to conditions
Reason for referral to Committee:	Objection of significant weight

1 Description of Site and Proposals

- 1.1 The application site is located within the Hoveton estate directly adjacent to the west of Bewilderwood visitor attraction. The site is accessed directly from the existing access drive to Bewilderwood which connects to the A1062 road to the south. The site has an area of 0.5 hectares and is bounded by hedges on all sides with a service track and arable fields to the south, Palmers Lane (restricted byway) and arable fields to the west, woodland to the north and the service area and buildings as well as car parking to Bewilderwood to the east.
- 1.2 Whilst previously in an agricultural use, the site has been managed recently as mown grassland, bound by hedges interspersed with trees of a variety of age, species and quality.
- 1.3 Planning permission is sought for the change of use from agricultural land to a camp site for up to 10 glamping pods and the permanent siting of 2 structures

in the form of a washing up 'shack' (3.5mx2.7m and 2.5m tall) and a wash block of three shower units and 3 toilet units (6.6mx1.8m and 2.5m tall) connecting to mains sewerage through the installation of an underground pump and infrastructure. The site will be managed by a company that offers camping holidays in pre-erected tents, visitors do not bring their own tents, and the tents are left in place for the entirety of the season. The form of the tents are not permanent structures and no built development is required for their erection. The agent has set out that the form of these tents would be in the form of standard bell tents, lotus bell tents or yurts within the 4mx4m pitches shown on plan BW-Glamp-01 Revision D received 23rd April 2019.

- 1.4 The nearest property to the site boundary is to the south located on Palmers Lane and is some 180m away. The closest properties located on the Horning Road are approximately 230m away to the south. Between the application site and these neighbouring properties is an agricultural field. The southern boundary of the application site is bound by an established hedge and the application proposes reinforcement planting where there are breaks and the introduction of oak trees at 10m intervals within this hedge.
- 1.5 The application does not propose car parking within the camping field, instead all associated car parking for the site would be within the existing service area and parking area of Bewilderwood. Access to the glamping pitches would be along mown grass pathways within the field and other areas of the site would be left as longer grass.
- 1.6 Incorporated within the application are details of tree protection measures, and an ecological survey which sets out a range of mitigation measures. A footpath gate is proposed onto the restricted byway, Palmers Lane for access of guests onto this restricted byway.
- 1.7 The site is located within Flood Risk Zone 1.

2 Site History

- 2.1 Whilst the adjacent Bewilderwood site has seen numerous planning applications associated with its development, the site on which the proposed camping field is located does not have any recent planning history.

3 Consultations

- 3.1 Consultations received

Horning Parish Council – No objection to the revised planning application.

NCC Highways – No objection. Recommends conditions.

Environment Agency – No objection to amended scheme, which shows sewerage will be connected to mains sewerage.

BA Landscape – On balance, no objection to revised scheme, although the previous design was more appropriate and the use of multiple small units such as these will add to the appearance of clutter on the site.

BA Ecologist – Recommends conditions and further habitat mitigation will be required.

3.2 Representations Received

Three representations have been received. One states that the occupants of 6 Palmers Lane have no objection to the proposal, 1 sets out a comprehensive list of objections from residents at Oakfield, Horning Road: and 1 sets out comments for consideration including conditions should planning permission be granted.

Objection from the residents of Oakfield Horning Road. The initial objection letter and subsequent additional comments following re-consultation are summarised as follows (and full documents are available online):

- This development would see the loss of agricultural land to a use which would result in loss of habitat and wildlife and harm the sites ecology.
- The buildings and land use would detract from the landscape quality including the loss of trees.
- The use of the land for holiday accommodation would detract from established holiday accommodation businesses.
- The proposed land use would result in noise pollution to the detriment of neighbouring residents amenity through visitor noise, pet noise and additional 24hr traffic movement.
- The development would result in light pollution
- Waste from the glamping site has not properly been taken into consideration by the applicant.
- Car parking would rely on the car park and access of Bewilderwood site being made available for the applicant.
- Over development/overly dense pitch number for the site.
- Site safety.
- Glamping is not an inclusive form of holiday accommodation.
- The introduction of light pollution, noise pollution and direct pollution from smoke relating to log burners, fire pits and BBQs will disrupt and damage a much wider area. I believe that protected species such as bats reside in this area and they will be directly adversely affected.

Comments and requested conditions from the residents of Field Cottage, Horning Road, Hoveton St John are summarised as follows: -

- Light pollution. There doesn't appear to be any external lighting proposed and I ask that this remains and is a planning condition.

- Noise. Would like to see restrictions on the playing of music and excessive noise during specified hours and that an acoustic barrier is put in place.
- Stag/hen parties - I request the prohibition of such events.
- Fire will outside cooking and lighting of fire be permitted and if so, will trained personnel be available on site at all times to deal with issues arising from the same? In addition will there be a hydrant within the area and can the site be readily accessed and without hindrance at all times be the Fire Brigade?

4 Policies

- 4.1 The adopted development plan policies for the area are set out in the Local Plan for the Broads (adopted 2019). It was adopted at the Full Authority meeting on 17th May 2019. [Local-Plan-for-the-Broads\(May2019\)](#)

This document was used in the determination of the Planning Application.

SP1 (Sustainable Development in the Broads)
 SP6 (Biodiversity)
 SP10 (A prosperous local economy)
 DM13 (Natural Environment)
 DM16 (Development and landscape)
 DM21 (Amenity)
 DM23 (Transport, Highways and access)
 DM29 (Sustainable Tourism and recreation development)
 DM30 (Holiday accommodation – new provision and retention)
 DM46 (Design)

5 Assessment

- 5.1 In determining this application the main issues to be taken into consideration include: the principle of the development; impact on the landscape; impact upon habitat (including light pollution); and residential amenity (including noise pollution). Other points raised include highways access, sewerage and waste.

Principle of Development

- 5.2 The application proposes the creation of new tourist accommodation adjacent to an existing tourist facility. The relevant planning policies specifically related to holiday accommodation are SP1 which supports tourist development of an appropriate scale and location and DM29 and DM30 of the Local Plan for the Broads which sets out criteria for development including camping or glamping.

In respect of SP1, when considering proposals, the Local Planning Authority will take a positive approach which reflects the presumption in favour of sustainable development contained in the NPPF. The policy seeks to secure development that meets the Broads' statutory purposes and improves the economic, social and environmental conditions of the area unless material considerations indicate otherwise.

In respect of policy DM29 of the Local Plan for the Broads, Criteria a, - ii and part b vi - xi are relevant to this proposal. In respect of policy DM30, Criteria a-d are relevant and the change of use to a Glampsite and associated buildings are considered to meet these criteria.

- 5.3 This location is considered to be a sustainable location for tourist development as there are direct links to an established tourist attraction (Bewilderwood), and also good links to neighbouring settlements along a made cycle and foot path which runs between Hoveton and Horning. The Horning Road has bus links to the railway station at Hoveton & Wroxham, and the site links directly onto both the cycle route and the Restricted Byway to the west which offers recreational walking and cycling routes. As such the proposal is not considered to result in car centric development, and the close association with the existing tourist site ensures that this proposal is in principle policy compliant.

Impact upon the Landscape

- 5.4 The application site was formerly used as agricultural land and whilst it has taken on a more managed appearance recently through mowing, it has retained a broadly natural appearance. That it will change further as a consequence of this proposal is acknowledged and the LPA needs to consider whether or not such a change is acceptable in the context of the policies. It is also noted that the impact on the landscape is one of the key issues to have been raised as an objection.
- 5.5 As part of the objection to the development concerns were raised regarding this proposal on the character and appearance of the landscape, and that the site was sensitive due to views from numerous public viewpoints. Whilst the concerns are recognised, it is considered that the proposals for this site retain landscape features and elements important to landscape character such as the mature trees, field boundary line and hedging. The proposal is considered to work with existing landscape features to minimise any landscape and visual impacts of the development. This includes the additional planting measures set out such as the infilling of existing hedge lines with whips and individual oaks, along with some additional screen planting which will further mitigate any impacts of the proposed development.
- 5.6 The site is visible from the restricted byway (Palmers Lane), however the established boundary along Palmers Lane and the south of the site, especially when reinforced with additional planting would only allow glimpsed views of the application site. The wooded area to the north and service building to the east would screen the site totally from long range views from the north and north east. The small structures and proposed glamping pitches would be visible from residential properties 1st floor windows but this would for the most part be screened by the existing and proposed hedging and trees and would be seen in the context of the dense wooded area to the north of the site. As such this is not an adverse visual impact.

- 5.7 The scheme has been amended from one amenity block to two smaller buildings housing the WC/showers and washing up blocks separately. In landscape terms it is considered that the previous design was more subtle and in keeping with a natural setting, and one building avoided the clutter resulting from a number of buildings. However, given the modest nature of these units, their limited height and the limited visibility of the site the change is not considered harmful, and as such the amended design accords with policy DM16 – Development and Landscape of the Local Plan for the Broads.
- 5.8 The recommendation includes landscape conditions to secure mitigation planting as proposed, its establishment and management. Given the flexible and temporary nature of glamping facilities, it would be worth any approval also including a condition restricting the height of any glamping facilities, and material colours to neutral tones, to safeguard the appearance of the site.
- 5.9 Overall and on balance, the proposal is not considered to have an unacceptable impact upon the landscape.

Impact upon Habitat

- 5.10 The application site comprises an area of predominantly improved and semi-improved grassland, scattered trees, hedged boundaries and some elements of rough grassed areas. The development footprint and the site of the glamping pitches is comprised of habitats considered to be of low ecological value, namely mown grassland. However it is the case that prior to the application being made the site had more rough grassland coverage which is of a higher ecological value.
- 5.11 The valuable scattered, boundary trees, hedgerow and broadleaved woodland, which is a UK Priority Habitat, to the north are moderate to high value habitats and are proposed to be retained, which is welcomed. It is also noted that the application identifies that the site contains suitable habitat for the following protected species; “foraging and commuting bats, badger, roosting bats (trees), small mammals, reptiles and nesting birds”. The accompanying Preliminary Ecological Appraisal advises that due to the location within the Broads, any development would be expected to demonstrate a net gain for biodiversity.
- 5.12 The Authority’s Ecologist has also identified the area, particularly the rough grassland, as being habitat for owls and kestrels.
- 5.13 The ecologist has requested that the mitigation measures and enhancements as proposed in the application are secured by condition and, additionally, that lighting is restricted to protect bat habitat and foraging corridors. Additionally, a request was made to the applicant to confirm whether additional land could be provided as replacement rough grass land as mitigation for the equivalent and lost as part of this proposal, however he has confirmed that he is not able to provide this. Whilst this is regrettable, it is not considered that the loss of this rough grassland is sufficient to warrant a refusal of the planning application, or that the provision of replacement habitat could be required by

condition as this would not meet the legal tests of reasonable planning conditions. On balance it is considered that the proposal meets the requirements of policy DM 13 of the Local Plan for the Broads.

Amenity of Residential Properties

- 5.14 The site is located 180m from the nearest residential property (Parners Lane), and 230m from the nearest property on Horning Road. The proposal is for 10 glamping pitches which spread across the site results with relatively large spaces between the pitches. The minimum separation distance between pitches is 5m, the maximum 15m. On this basis it is considered that the development is a low density layout.
- 5.15 The limited scale of development, and significant distance separating the proposed 10 glamping pitches from the neighbouring residential dwellings is such that any impact would be limited. Concerns have been raised regarding the use of the site, including reference to hen and stag parties or disruptive 'all nighter' parties. The proposal does not provide any additional amenities such as an on-site bar which could be considered to promote such activities and this permission relates only to the use of the site for glamping. Whilst campsites or in this instance glamping sites do attract various groups, families and individuals, there is no evidence that this specific proposal would result in behaviour other than that which is usual for a campsite. In regards to the request to specifically restrict the use, or prohibit groups such as stag or hen groups, this is not considered to meet the tests of reasonable planning conditions. It is noted, however, that the applicant could do this through the management of the site.
- 5.16 The nearest neighbouring properties are significantly closer to the existing A1062 road, footway and cycle path than either the existing site entrance and car parking area to Bewilderwood, or the proposed camping site. As such it is not considered that noise from either the camp site or its access outside of the current hours of operation of Bewilderwood would result in an adverse impact upon the amenity of neighbours
- 5.17 Given the location of the campsite in relation to the other residential properties being at least 180m distant, the existing mature screening and proposed additional screening of the site it is the case that there would be no adverse impact on the residential amenity of dwellings to the south of the application site on Palmers Lane and Horning Road such as to justify a refusal of planning permission. The proposal is considered to be in accordance with policy DM21 of the Local Plan for the Broads.
- 5.18 Lighting is not proposed as part of the development apart from a 12v bulkhead light within the Kitchen unit. A condition will be attached to control any further lighting to ensure that light pollution, and impact upon the amenity of residents, as well as impact upon habitat is controlled.

Other Issues

- 5.19 The proposed access would utilise the existing track from the A1062 Horning Road which is used by Bewilderwood and car parking will be within the existing Bewilderwood site. Whilst the ownership and rights of the applicant to use this access have been raised in the letter of objection, it is not considered to be a material planning consideration. The access is considered acceptable on highways grounds, and subject to the recommended conditions Norfolk County Council Highways do not object to the proposed development.
- 5.20 Initially sewerage was to be dealt with by a proposed package plant. However, following a holding objection from the Environment Agency to this system, the applicants have changed to a connection to mains drainage. As such the Environment Agency have removed their objection to the development. The site is outside of the Horning Knackers Yard Catchment, and therefore the proposed drainage connection is considered to be acceptable.
- 5.21 No comment or objection has been received from North Norfolk District Council regarding the proposed development in regards to fire safety or camping site licencing. However, the applicant would be required to apply for a Camping License (England and Wales) which would ensure these issues are addressed.

6 Conclusion

- 6.1 In conclusion, based on the information submitted to support this application, the change of use of the land to a ten pitch glamping site and associated sewerage infrastructure and 2.no amenity buildings is considered in accordance with policy DM29 and DM30 of the Local Plan for the Broads. Whilst it is accepted that the development would have an impact upon the landscape, habitat and amenity of neighbours, on balance it is considered that these impacts would not be adverse and therefore do not have sufficient weight to justify refusal of planning permission. It is therefore recommended that planning permission is approved subject to conditions.

7 Recommendation

Approve subject to conditions:

- i. Standard time limit
- ii. In accordance with approved plans
- iii. Prior to commencement of use connection of all onsite sewerage to mains sewerage
- iv. Prior to commencement of use creation of foot and cycle access to Palmers Lane
- v. Works in accordance with recommendation of the Eco-check Preliminary ecological appraisal.
- vi. Ecological conditions as set out by BA ecologist 10.04.2019
- vii. Works in accordance with Tree Protection Measures and Site Works Guide drawing No.TP1 received on the 23rd April 2019.

- viii. Holiday Accommodation condition limiting the period of occupation as per policy DP15 and limiting the type of glamping pods on site.
- ix. Highways conditions as per recommendation from NCC
- x. Restriction of staff and visitor parking to existing Bewilderwood service area
- xi. Landscape conditions to ensure development completed and maintained in accordance with submitted landscape scheme.

8 Reason for Recommendation

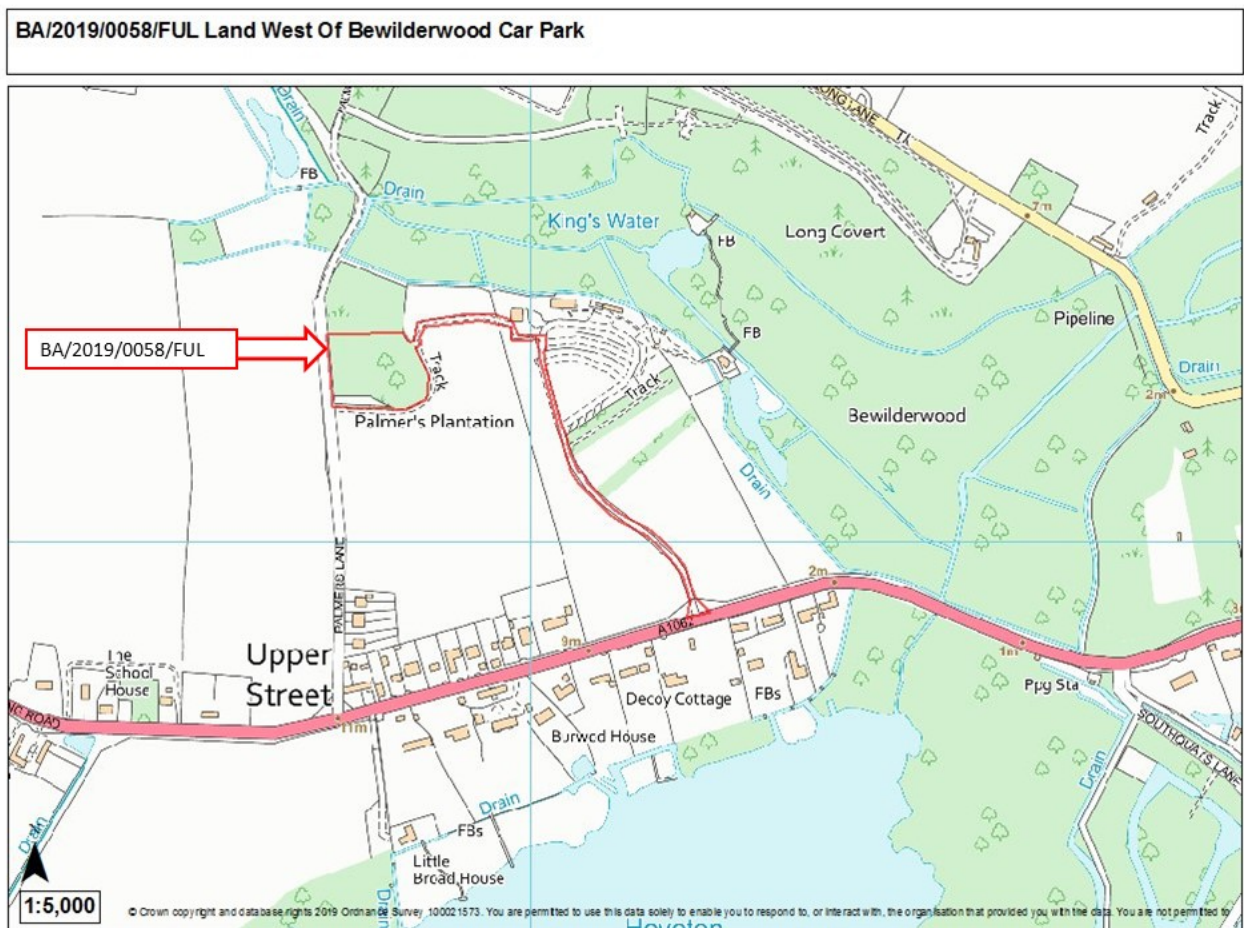
The proposal is considered to be in accordance with Policies DM29 and DM30 of the adopted Broads Local Plan 2019.

Background papers: BA/2019/0058/FUL

Author: Jack Ibbotson

Date of report: 10 May 2019

Appendices: Appendix 1 – Location Map



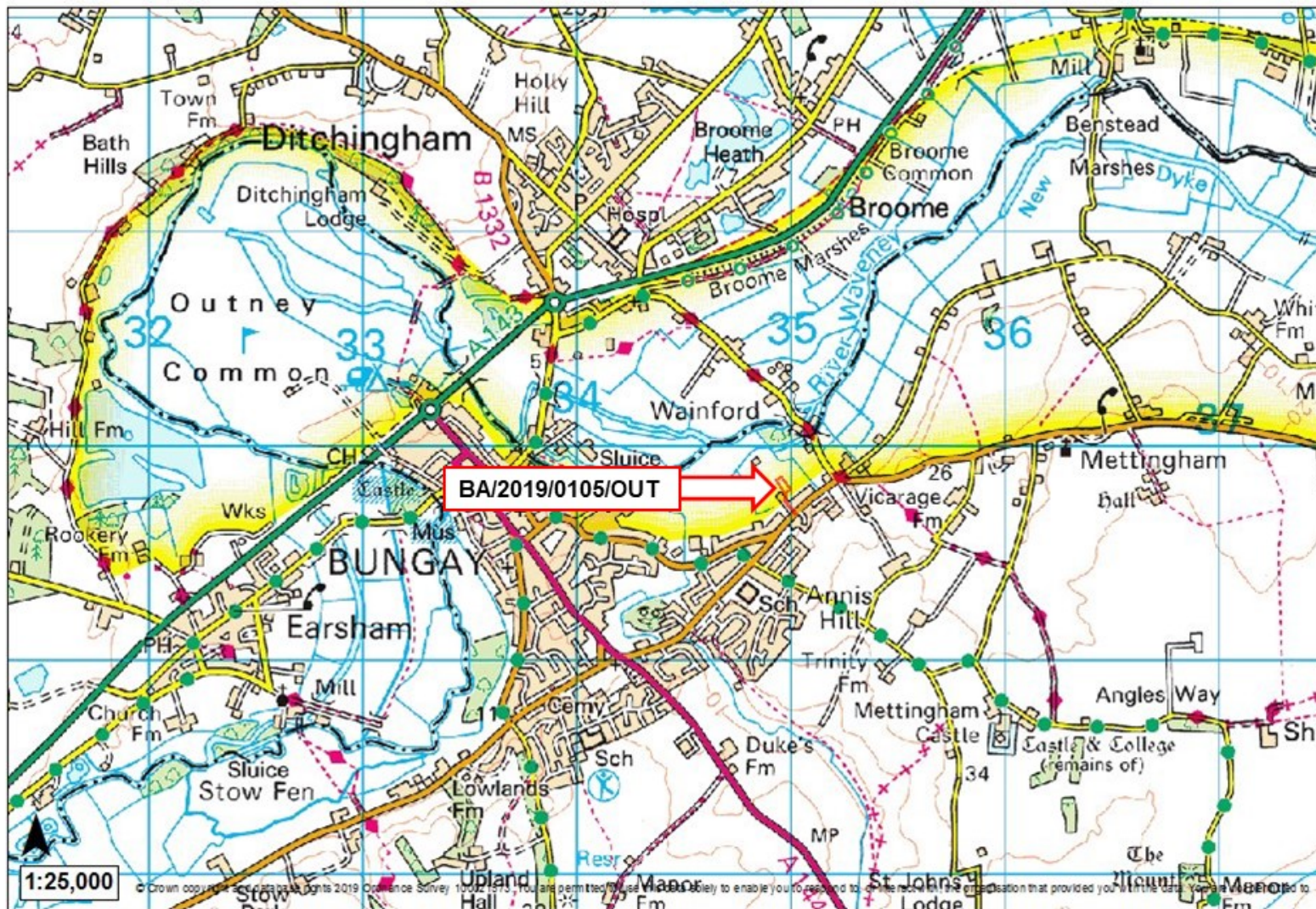
Reference:

BA/2019/0105/OUT

Location

Homestead Farm, Beccles Road, Bungay

BA/2019/0105/OUT Homestead Farm, Beccles Road, Bungay



Application for Determination
Report by Planning Officer

Target Date	3 June 2019
Parish:	Bungay Town Council
Reference:	BA/2019/0105/OUT
Location:	Homestead Farm, Beccles Road, Bungay, Suffolk
Proposal:	Erection of a steel framed building to house milking parlour
Applicant:	Mr David Utting
Recommendation:	Approve subject to conditions
Reason for referral to Committee:	Major development

1 Description of Site and Proposals

- 1.1 The application site is an established farm yard which is situated approximately 1 km south east of the main centre of the small town of Bungay. It is situated in an area which has a residential character, but with an agricultural land-use tucked behind the housing. Housing development runs along Beccles Road in front of the existing farm on either side of the farms existing site access. To the north of the farmyard and housing is a large open area of marsh on which the applicants graze their existing dairy herd. This marshland runs to the banks of the River Waveney. Views into the site are afforded from Wainford Road to the east which runs north to south through land farmed by the applicant. This road is used by the applicant currently to move cattle to grazing land to the north of the River Waveney.
- 1.2 The farm yard and numerous existing associated large agricultural buildings are located behind these dwellings, which run along this road to the south of the application site, and the marshes and river to the north. The farm yard is made up of a variety of agricultural buildings and stores located around a

large T shaped area of hard standing. The application site is slightly elevated to that of the surrounding marsh land and is of a similar height to the ground level on which other buildings adjacent are built.

- 1.3 Outline planning permission is sought for the erection of a large steel framed agricultural building to form a dairy, milking parlour, collecting yard and associated storage and office. The outline application includes approval of the access, layout and scale, with the landscaping and the appearance to be dealt with in a subsequent reserved matters application. The scale of the building is proposed as being 30m x 60m and with a ridge height of 8.76m and eaves height of 6.0m.
- 1.4 The application drawings identify the location of the proposed building as being to the north of the existing dairy (81m x 42m), to the east of the feed building (32m x 20m) and to the south east of the existing recently constructed steel frame hay store (37m x 25m). The hay store (As approved by BA/2014/0376/AGR) is approximately 2.0m taller in height than the proposed building.
- 1.5 The site would be accessed from the existing site entrance to the south of the proposed building onto the B1062 Beccles Road. The application also proposes strip of hardstanding on the western side of the proposed building. The existing hardstanding would be used as a turning area for dairy and cattle lorries.
- 1.6 The site is located within Flood Risk Zone 3a.

2 Site History

- 2.1 The most relevant planning history are a series of planning permissions and agricultural notices which have approved/allowed the construction of agricultural buildings present on site. These permissions date from the 1980's through to present and show the most recent development of the farm site.
 - Planning permission was granted for the Erection of covered cattle yards and dairy unit building in 1981 (BA/1981/5923/HISTAP) and its subsequent extension in 1997 (BA/1997/5925/HISTAP) and 2003 (BA/2003/5926/HISTAP).
 - In 1995 a Prior Notification Application was approved for a Strawed cattle yard
 - In 2000 a Prior Notification Application was approved for the Erection of a Dutch barn.
 - In 2014 a Prior Notification Application was approved for an agricultural building (Hay store) at the site (BA/2014/0376/AGR). In 2017 a Prior Notification Application was made to extend this building (BA/2017/0099/AGR).
- 2.2 Additionally planning permission (BA/2014/0133/FUL) was granted to create a new bridge and access track to allow movement of cattle away from the Wainford Road on the applicants own land.

3 Consultations

3.1 Consultations received

Bungay Town Council – Recommend approval with no further comments.

Suffolk County Council as Local Lead Flood Authority – No objection, following the submission of the Rainwater Harvesting and Storm Management Proposals. Recommends conditions.

Suffolk County Council as Highways Authority – No objection. Further works on site may be required in the event of further applications here.

Environment Agency – No objections. Notes that the LPA will need to take into account the flood risk considerations which are its own responsibility.

Waveney District Council Environmental Health Officer – No objection. Recommends condition.

BA Landscape – Landscape comments

Natural England – Based on the information submitted within the planning application documents and due to the nature of the proposal, it is Natural England's view that the proposals are unlikely to have a significant effect on any statutory designated site. Natural England has no objection to the proposal.

3.2 Representations Received

No representations have been received in relation to this proposed development.

4 Policies

4.1 The adopted development plan policies for the area are set out in the Local Plan for the Broads (adopted 2019). It was adopted at the Full Authority meeting on 17th May 2019. [Local-Plan-for-the-Broads\(May2019\)](#)

This document was used in the determination of the Planning Application.

SP1 (Sustainable Development in the Broads)

SP6 (Biodiversity)

SP10 (A prosperous local economy)

DM5 (Development and Flood Risk)

DM21 (Amenity)

DM23 (Transport, Highways and access)

DM46 (Design)

5 Assessment

- 5.1 In determining this application the main issues to be taken into consideration include the principle of the development; the impact on the landscape; flood risk; and residential amenity. Other points to consider are highways access and ecology.

Principle of Development

- 5.2 The purpose of the proposed development is in effect to allow an existing agricultural business to modernise and continue its existing use as a dairy farm. The application site is in part existing hardstanding, part grassland and is located on the edge of the farm unit. The farm itself operates over an extensive area of grazing marshland on both sides of the River Waveney, which is located to the north of the site.
- 5.3 Adopted planning policies support the continued use of agricultural land and buildings, recognising that this is a traditional land use in the Broads, with grazing in particular contributing to the maintenance of the protected landscape. The continued use of land and proposed new building associated with this proposal are considered in accordance with Policy SP1 (Sustainable Development in the Broads) and SP10 (A prosperous local economy). This is because the scheme does not propose a change of use of land from the existing agricultural use, and in allowing for improved facilities on site this will support the existing farming business.
- 5.4 The farm supplies Arla Dairies and the application advises that the proposed new milking parlour could not be housed within the existing farm buildings, as these are either too small, or have been constructed incrementally and so do not meet the required standards. The proposal explains that the existing buildings would be used to store machinery and in the winter house part of the existing herd. It states that the additional space represented by the proposed new building is not necessarily to increase the size of the dairy herd significantly, but is to avoid overcrowding to improve herd health and animal wellbeing.
- 5.5 Overall, it is concluded that the application is in accordance with policy SP10 (A prosperous local economy) of the Local Plan for the Broads.

Impact upon the Landscape

- 5.6 The application site is located within a Landscape Character Area which is characterised as being a traditional pastoral landscape. It is noted that the open areas which abut the settlements of Bungay, Ditchingham and Geldeston are all subject to pressures from different settlement fringe type development which potentially can erode the character of the marshland and even small scale developments or activities can incrementally have cumulative adverse effects on the local landscape character. It is the case

that care needs to be taken in relation to the siting of new structures and the type of materials used to ensure the positive landscape characteristics are not eroded further.

- 5.7 The extension of farm development within the grazing marsh environment and the increased scale of farm buildings can bring about a loss of grazing marsh habitat whilst also having the potential to impact on the visual amenity and landscape character of the area. Farm expansion both within the marshland and valley side landscape needs therefore be sensitively designed to conserve and enhance the positive landscape characteristics of the area and where effects are likely to be adverse, alternative solutions and/or mitigation should be considered.
- 5.8 This application is considered in this context as the site is located within a farm setting on the valley floor and on the edge of the marsh, although it is noted that the building would be sited alongside other similar large modern agricultural buildings. The siting of the building is close to similar structures, which helps to mitigate the impact and as the site is low lying it would not break any skylines. Overall it is considered that the siting is acceptable.
- 5.9 The site is part hardstanding and part grass/field and overall approximately 900 square m of the marshland field would be lost to the building. The loss of the marshland habitat does represent a negative landscape effect, albeit of fairly minor significance given the extensive nature of the marshes locally.
- 5.10 The main concern relates to the scale of the proposed building, which is significant and is likely to have an impact – and potentially an adverse one – on the visual amenity and landscape character. The applicant has considered smaller building form, or reducing the height of the building. However, as modern farming practices have changed the applicant considered that the scale of the building proposed is the smallest functional building which would house modern milking parlours and equipment for a farm of this scale. The eaves height shown in the drawings would not be more than 6.0m, and the ridge height would not be more than 8.76m. Other buildings on site are taller (up to 10.5m tall), and other buildings are of a larger footprint. As such the scale of this specific building is not out of character with existing buildings.
- 5.11 Limited indicative details have been provided of the design of the building, and potential materials however this is not for approval as part of this application and could be subject to change. No details regarding landscaping, which would also be a form of mitigation, have been submitted. However, as this proposal is in outline only these matters are not being considered as part of this application. Taking into account the land use of dairy farm and the contribution this has on the wider marshland area, as well of the context of the existing buildings on site and acceptable siting of the building, the scale of the building is considered on balance acceptable. This would be subject to conditions requiring a high quality, sympathetic design and landscaping scheme to overcome the highlighted issues.

Flood Risk

- 5.12 The siting of the building is located within flood zone 3a. Additional information from the applicants in the form of a topographical survey has identified the land to be elevated above Flood Zone 3b, as delineated by the 20% (1 in 20) annual probability flood event. Previously the Environment Agency had objected because 'less vulnerable' development is inappropriate in Flood Zone 3b. However, as the applicant has now demonstrated through their site specific topographic survey that the building footprint does not flood in this (20% (1 in 20) annual probability flood) event the Environment agency are satisfied that this area can be considered to be Flood Zone 3a and do not object to the proposal in principle.
- 5.13 Assessing the Flood Risk of the proposal is the Local Planning Authorities responsibility when determining the application. The location of less vulnerable development (of which this is classified) within Flood zone 3a is subject to a sequential and exceptions test. This is because the site remains at risk of flooding but is not considered to be the functional flood plain, where this type of development would not be acceptable in principle.
- 5.14 The finished ground floor levels have been proposed at 3.87m Above ordnance datum (AOD). This is below the 1% (1 in 100) annual probability flood level (of 4.53m AOD) including a 35% allowance for climate change and therefore at risk of flooding by 0.66m depth in this event. The 0.1% (1 in 1000) annual probability flood level is 4.78m AOD and therefore at risk of flooding by 0.91m depth in this event.
- 5.15 As such because the site is considered at risk of flooding, consideration of alternative siting of the building is required through the Sequential Test to see if a suitable site is available for development which would be of a lower risk of flooding. If no alternative is available then the development would also need to meet the exceptions test.
- 5.16 In approaching the sequential test there is an acknowledgement that the application site is an existing large farm which covers land to the north on either side of the River Waveney. The majority of which is considered to be functional flood plain and therefore already at a higher risk of flooding. Access to the grazing land for dairy cattle is across marshland, but also currently along Wainford Road for the land to the north of the River Waveney. This has become problematic in recent years and as such the applicant has previously had planning permission granted for a bridge and access track within his own land over the River Waveney. This would allow for movement of cattle within his own land and not on Wainford Road.
- 5.17 The need for livestock to cross roads, in particular the B1062, on a regular basis would not be considered safe. This therefore precludes land to the south of the B1062, even if it were available for development.
- 5.18 Within the farm land adjacent to the existing farm yard no land is at a lower risk of flooding, apart from a narrow strip directly behind the residential dwelling houses directly to the north of the B1062 (Beccles Road). This land is not considered appropriate for development as the constraint of this area

would preclude this proposal. Constraints include the harm to residential amenity through proximity of an additional building housing livestock and dairy plant, as well as insufficient space for access of farm vehicles and dairy tankers into a small area of land.

- 5.19 On balance therefore the application site which is elevated above the surrounding marsh land and considered within flood zone 3a, is the available area where this development could be sited. The proposal is considered to meet the exceptions test following consideration of the applications site-specific flood risk assessment. The improvement of the dairy and milking parlour function would improve the economic viability of the farm. In turn this would improve animal welfare, and by relocating certain functions away from neighbouring residential properties, mean that this development would provide wider sustainability benefits to the community. Within the FRA details of both flood resilience/resistance measures and setting out an initial flood response plan have been provided. As such it is considered that the development will be safe for its lifetime taking account of the vulnerability of the site, without increasing flood risk elsewhere.
- 5.20 As such the proposal is considered to meet the sequential and exceptions test set out in the NPPF for development within an area of flood risk and also meets with the criteria of policy DM5 (Development and Flood Risk) of the Local Plan for the Broads.

Amenity of Residential Properties

- 5.21 The site is located to the north of a number of residential properties running along the B1062 - Beccles Road. Whilst some of these properties house agricultural workers associated with the application site, the majority of the dwellings are in private residential occupation. The current dairy and milking parlour is located in close proximity to the rear boundaries of these properties. Due to the nature of the early morning milking and other processes associated with the livestock, this causes a degree of disturbance to the residents. The proposed siting of the new dairy and milking parlour is further away from the residential properties, and as such would reduce this impact when the dairy is moved from its current location.
- 5.22 The proposed building is approximately 90m from the nearest neighbouring residential dwelling and as such this scheme is considered to have an acceptable impact as the separation distance is sufficient. Overall the development would enable an improvement in the general amenity in terms of noise and odour of neighbouring residents as the more intense functions of the farm would move to the new building away from residents. Additionally, during the summer at least, the use of the existing cattle barns will change to storage of machinery. Due to the distance, and screening of existing buildings the development would not result in loss of outlook or light of any neighbouring residential property. No objections were received from neighbouring residents to this application. As such the development is considered to comply with policy DM21 (Amenity) of the Local Plan for the Broads.

Other Issues

- 5.23 The proposed development is associated with an existing farm business, and whilst it may allow for organic growth of the existing business, the key driver set out by the applicant in applying for this building is to improve the current operations. Suffolk County Council has not objected to the proposal in terms of highway impact or safety. Natural England have not objected in terms of impacts upon biodiversity or habitats. As part of the reserved matters application details will be required of biodiversity enhancements.
- 5.24 As this is an outline application the exact appearance including design, materials and also landscaping details would be dealt with at the later reserved matters application stage.

6 Conclusion

- 6.1 In conclusion, based on the information submitted to support this outline application for the proposed milking parlour and dairy building the principle of development is in accordance with all relevant planning policy, in particular SP1, SP6, SP10, DM5, DM21, DM23 & DM46. Whilst this application does not consider the appearance or landscaping, it is acknowledged that the development would have an impact upon the landscape. However, on balance, subject to conditions requiring a planning application for the approval of the reserved matters of appearance (design and materials) and landscaping to be approved, the proposed scale is considered to be acceptable. The visual impact in the context of the existing agricultural buildings on site is limited, and would be mitigated through landscaping. Alternative sites for this development are not available which would allow for either a lesser visual impact, or lesser flood risk and therefore it is recommended that planning permission is approved subject to conditions.

7 Recommendation

Approve subject to conditions:

- (i) Reserved matters submission time limit, and time limit on commencement following approval of reserved matters;
- (ii) Reserved matters - landscape, design details, materials, boundary treatments, trees, hedge to street boundary, native hedgerow planting/gap filling, hardstanding surfacing;
- (iii) Timing of works;
- (iv) Submission of a Surface water drainage scheme at reserved matters application stage as per LLFA;
- (v) Prior to occupation surface water drainage to be approved and installed
- (vi) Ecology – Details of biodiversity improvements to be submitted and approved;
- (vii) Details of type and siting of foul sewage treatment plant
- (viii) Demonstration of flood resilient construction in accordance with FRA

- (ix) Flood evacuation plan
- (x) Sign up to flood warnings
- (xi) Remove permitted development rights

8 Reason for Recommendation

Subject to the conditions outlined above, the application is considered to be in accordance with Policies SP1, SP6, SP10, DM5, DM21, DM23 & DM46 of the adopted Broads Local Plan 2019.

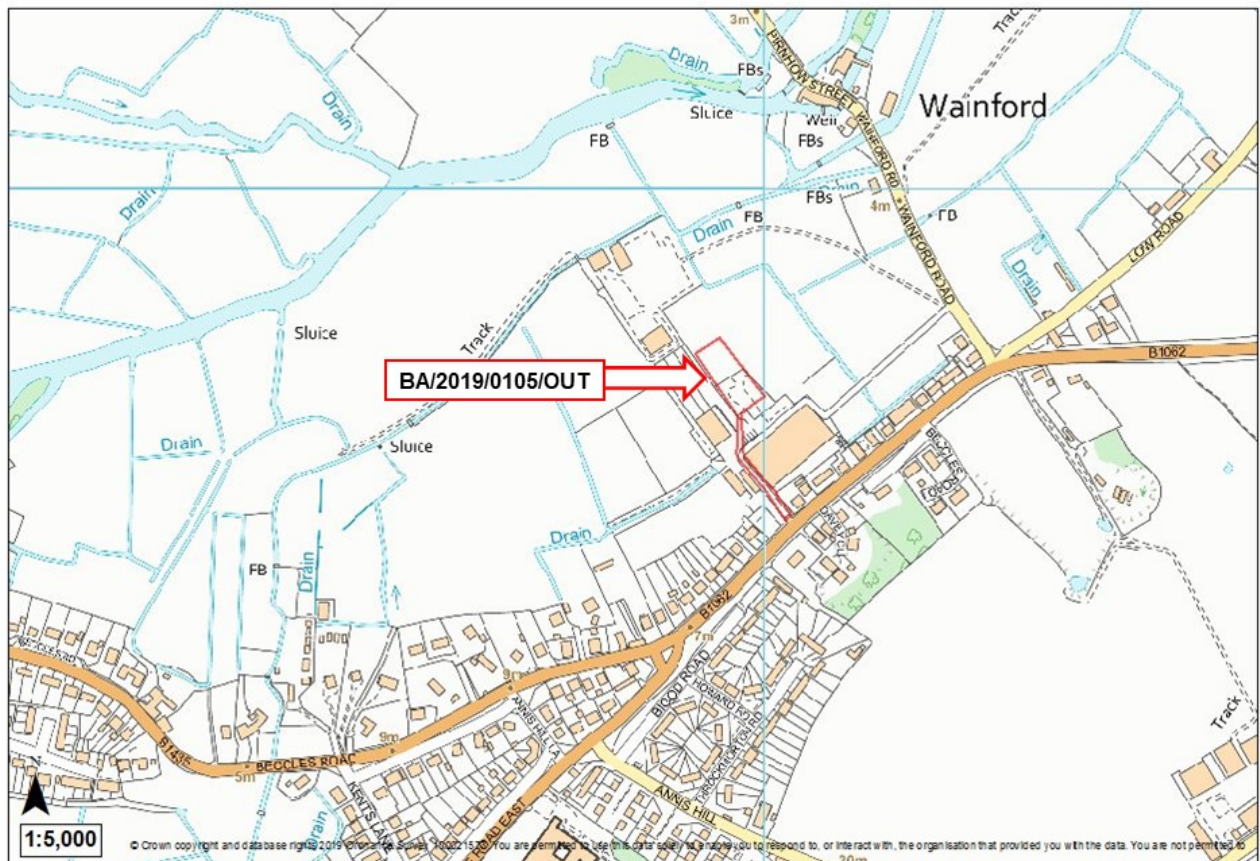
Background papers: BA/2019/0105/OUT

Author: Jack Ibbotson

Date of report: 14 May 2019

Appendices: Appendix 1 – Location Map

BA/2019/0105/OUT Homestead Farm, Beccles Road, Bungay



Enforcement Update
Report by Head of Planning

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

1 Introduction

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

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

Committee Date	Location	Infringement	Action taken and current situation
			<ul style="list-style-type: none"> Revised planning application submitted 1 April 2019
14 September 2018	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravans	<ul style="list-style-type: none"> 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. Site being monitored Planning Contravention Notices served

2 Financial Implications

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

Background papers: BA Enforcement files

Author: Cally Smith

Date of report: 10 May 2019

Appendices: Nil

Norfolk Strategic Framework – update

Report by Planning Policy Officer

Purpose: To update Planning Committee on progress of Norfolk Strategic Planning Framework 2019/20 work programme.

Recommendation: To note the report

1. Introduction

- 1.1. The Norfolk Strategic Planning Framework (NSPF) is a document that has been produced by all the Local Planning Authorities (LPAs) in Norfolk, together with the involvement of relevant bodies such as the Environment Agency. The NSPF sets out guidelines for strategic planning matters across the County, and beyond, and demonstrates how the LPAs will work together under the Duty to Co-operate through a series of agreements on planning related topics. The Framework has been put together by officers from the Norfolk LPAs, under the oversight of a member level group comprising representatives from all the authorities.
- 1.2. Although the Framework is not a statutory planning document, as it has not been through the full process required to achieve such status, it sets out the strategic matters to be taken account of in the production of Local Plans by the constituent Norfolk LPAs. It was subject to a public consultation between 1 August and 22 September 2017. It was endorsed by Norfolk Local Planning Authorities early 2018.
- 1.3. The Framework sets out a proposed Spatial Vision and shared objectives for the Norfolk LPAs, having regard to the main spatial planning issues of population growth, housing, economy, infrastructure and environment. There are a number of “agreements” which explain how the LPAs will seek to deal with the matters through their spatial planning role. These agreements are set out in bold in the document, so they are easy to identify. Whilst the Framework is not an adopted planning document in its own right, it can be seen as a guide for future planning work.
- 1.4. This report provides Members with an update on the second version of the NSF.

2. Norfolk Strategic Framework update

- 2.1. An update to the adopted NSF is underway with the main changes being to reflect the new Housing Standard Methodology. It is intended to be provided

to Members ahead of the Norfolk Duty to Cooperate Member Forum on the 8 July 2019.

3. Telecommunications Group

- 3.1. A group of officers from Norfolk Local Planning Authorities meet to address future telecommunications needs, particularly in relation to 5G. They intend to produce some guidance covering 5G and Broadband and these are nearing completion.

4. Green Infrastructure (GI) Group

- 4.1. Work is underway on the Norfolk GI and RAMS project being led by Place Services, there is an initial stakeholder workshop on the 16 May 2019 to help inform the study which will:
- Review the strategically significant opportunities for the provision of new and or enhanced provision of GI.
 - Understand the current management measures for visitors to the European sites and evidence for recreational disturbance, including any disturbance 'hotspots' or particular concerns with locations proposed for housing growth

5. Health Work

- 5.1. The Norfolk Strategic Officers Groups and Health colleagues are working with the Sustainability and Transformation Partnership and East Suffolk Council to implement the Health Protocol in the former Waveney area. This is because health planning covers an area that includes Great Yarmouth and the former Waveney area.

6. Elderly

- 6.1. A brief has been created by West Norfolk Council and Norfolk County Council colleagues. It is hoped that this work can be put out to tender before the end of May which should allow enough time for an initial draft to be presented by the end of October and the work to be completed by the end of the year. This work will assess older people's accommodation and support needs to inform and support planning and housing policies.

7. Financial implications

- 7.1. The Authority contributes £5,000 annually to this process.

Background papers: None
Author: Natalie Beal
Date of report: 10 May 2019

Appendices: None

Designating Carlton Colville as a Neighbourhood Area

Report by Planning Policy Officer

Summary:	The report briefly introduces the Carlton Colville Neighbourhood Plan.
Recommendation:	That the Planning Committee agrees to Carlton Colville becoming a Neighbourhood Area in order to produce a Neighbourhood Plan.

1. Neighbourhood Planning

- 1.1. Neighbourhood planning was introduced through the Localism Act 2011. Neighbourhood Planning legislation came into effect in April 2012 and gives 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, for example:
 - where new homes and offices should be built
 - what they should look like
- 1.3. Under the Neighbourhood Planning (General) Regulations 2012, parish or town councils within the Broads Authority's Executive area undertaking Neighbourhood Plans are required to apply to the Broads Authority and the relevant District Council to designate the Neighbourhood Area that their proposed plan will cover.

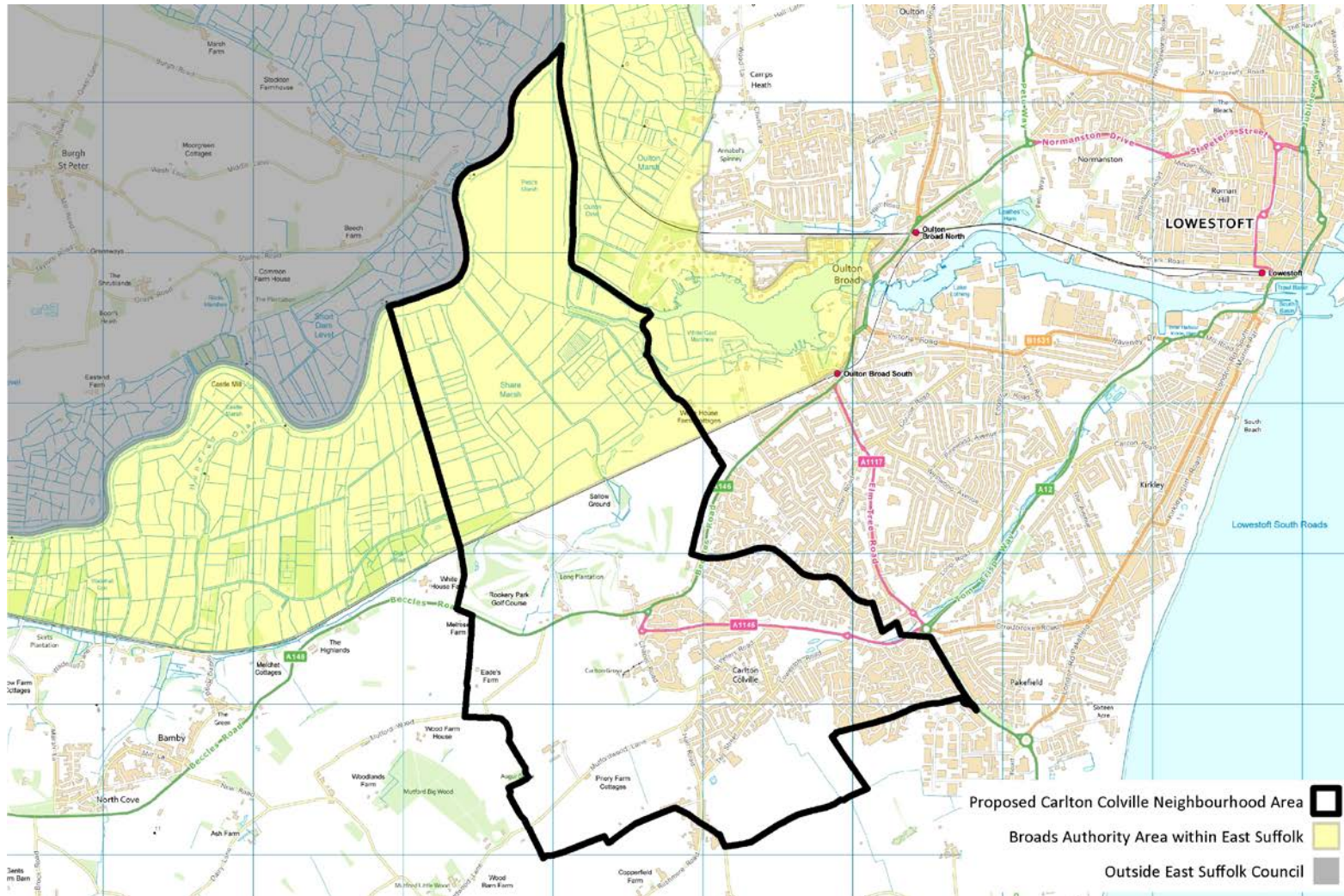
2. Six week consultation

- 2.1 As part of the proposed Neighbourhood Area also includes part of Gisleham Parish, a six week consultation was held. The following comments were received:

Organisation	Comment
Historic England	Generic response
Natural England	Generic response
Gisleham Parish Council	<p>At their meeting on 13th May 2019, Gisleham Parish councillors confirmed their agreement to the proposed development area, that falls within the Gisleham boundary, be included in the Neighbourhood Plan currently being prepared by Carlton Colville Town Council.</p> <p>Members of both Carlton Colville Town Council and Gisleham Parish Council have already formed a Group to oversee the preparation, and implementation, of this Plan, and this will continue.</p>

3. Carlton Colville Neighbourhood Plan

3.1. Carlton Colville Parish Council in East Suffolk has submitted the application for their entire Parish and part of Gisleham Parish.
Source: East Suffolk Council.



4. About Carlton Colville Neighbourhood Area application.

- The nomination was received on 15 February 2019
- Six week consultation: 4 March to 15 April
- There are no known or obvious reasons to not agree the Neighbourhood Area.

5. Links of relevance:

- 5.1. The Broads Authority Neighbourhood Planning webpage:
<http://www.broads-authority.gov.uk/planning/future-planning-and-policies/neighbourhood-planning.html>
- 5.2. East Suffolk Council's Neighbourhood Planning webpage:
<https://www.eastsuffolk.gov.uk/planning/neighbourhood-planning/>
- 5.3. Some guidance/information on Neighbourhood Planning:
<http://www.rtpi.org.uk/planning-aid/neighbourhood-planning/>

6. Financial Implications

- 6.1. Occasional Officer time in supporting the process (as required by regulations).
- 6.2. There will be no cost to the Broads Authority for the referendum at the end of the process as Broadland District Council have agreed to take on this task and cost.

7. Conclusion and recommendation

- 7.1. It is recommended that the Planning Committee agrees to Carlton Colville becoming a Neighbourhood Area in order to produce a Neighbourhood Plan.

Background papers:	None
Author:	Natalie Beal
Date of report:	15 May 2019
Appendices:	None

Confirmation of Tree Preservation Orders

Report by Historic Environment Manager

Summary:	<p>Members will be aware that the identification of trees worthy of preservation and their protection by means of a Tree Preservation Order (TPO) is an ongoing process, also that TPOs are confirmed by the Planning Committee.</p> <p>On the 17 January 2019 the Authority issued a provisional TPO at Broadlands, Borrow Road, Lowestoft, Suffolk.</p> <p>The purpose of this report is to provide Members with the feedback from the consultation following the order being served and to make a recommendation on the confirmation of the new TPO.</p>
Recommendation:	<p>That the the new Tree Preservation Order BA/2019/0001/TPO be confirmed</p>

1 Introduction

- 1.1 As part of its obligation as a Local Planning Authority (LPA) the Broads Authority is required to serve Tree Preservation Orders (TPOs) on trees which are considered to be of amenity value and are at threat. There are criteria set out in The Town and Country (Tree Preservation) (England) Regulations 2012 against which a tree must be assessed before it can be considered for preservation.
- 1.2 Under the legislation all TPOs require confirmation by the LPA before they finally come into force.
- 1.3 The Broads Authority's scheme of delegation requires that all new and any amendments to existing TPOs will be determined and confirmed by the Planning Committee.

2 TPO Procedure

- 2.1 The Broads Authority is obliged to protect trees worthy of preservation by means of TPOs. There are national criteria set out against which a tree should be assessed in order to determine whether it is worthy of preservation.
- 2.2 When trees are considered potentially worthy of protection, they will be assessed against the prescribed criteria and if the tree meets these criteria then a provisional TPO will be served.

- 2.3 The provisional TPO requires confirmation by the LPA within 6 months of being served.
- 2.4 After a provisional order has been served there is an opportunity for interested parties to comment on, or object to the new order prior to confirmation and also to appeal against their confirmation.
- 2.5 Should an objection be lodged against the serving of a TPO, the Authority's procedure is that a Planning Committee site visit will be undertaken, during which the objection will be assessed. A further report will be taken to Planning Committee prior to a decision being made in respect of the confirmation of the order.
- 2.6 The Authority's procedure requires that each TPO will be brought before the Planning Committee for decision as regards confirmation of the TPO, irrespective of whether or not there has been an objection.
- 2.7 Once confirmed a TPO remains in place in perpetuity unless expressly revoked, however this will not necessarily prevent the owner of the tree from carrying out appropriate works provided they have approval from the LPA.

3 Application for consent to carry out works to protected trees

- 3.1 At present, any application to carry out the work to protected trees (either TPO trees or trees within a Conservation Area) is submitted on a standard form setting out reasons for the application and including any justification / reports from relevant experts.
- 3.2 The application is then assessed by the Broads Authority Arboricultural consultant, and as long as the work is deemed to constitute sound Arboricultural practice it can proceed. Work that is deemed unnecessary or considered to damage the amenity value of the tree will generally be resisted. If the tree is dead, dying or dangerous then the appropriate measures will be permitted including if necessary the felling of the tree. In such instances replacement planting will often be required.
- 3.3 It is not the intention to issue a TPO on every tree in the Broads Authority area which is of some value. There are strict criteria to be met before a tree is considered worthy of a TPO. The purpose is to ensure that those trees which contribute most significantly to the landscape and character of the area are protected in order to maintain that character.

4 Order issued on 17 January 2019

- 4.1 In January 2019 officers served a provisional TPO to protect trees considered to be under threat.
- BA/2019/0001/TPO at - Broadlands, Borrow Road, Lowestoft, Suffolk.

- 4.2 The site is located in the Oulton Broad Conservation Area. This means that the Local Planning Authority should be notified of any proposed works to trees.
- 4.3 In December 2018 the Authority received a works to trees application, notifying of proposed works to trees within the Conservation Area at Broadlands, Borrow Road, Oulton Broad.
- 4.4 The provisional order was recommended following assessment of that application as the trees affected were considered to be under threat. The trees were also identified as being of high amenity value.
- 4.5 The provisional order BA/2019/0001/TPO was subsequently served on the 17th January 2019, on the recommendation of the Broads Authority Arboricultural consultant and following detailed assessment of the trees against the prescribed criteria within the legislation.
- 4.6 The process of service comprised placing a notice on or near the trees as well as writing to the owner advising them of the serving of the order. Neighbouring properties and the Parish Council were also notified. Under the relevant legislation owners have a 6 week period to lodge any objection to the provisional order. The provisional order then requires formal confirmation within 6 months of the date that it was served, at which point it becomes a final TPO.

5 Consultation and confirmation

- 5.1 During the consultation period 2 letters were received from neighbouring properties. One representation raised concerns regarding future maintenance of the trees but did not formally object to the Order. The second raised similar concerns formally objecting to the order on the grounds that it might prevent future maintenance works to the trees being carried out.
- 5.2 In the case of the first representation. The BA responded acknowledging receipt of the representation and explaining that a TPO would not prevent appropriate maintenance work to the trees being carried out in the future. No further representation was received.
- 5.3 In the case of the formal objection the Broads Authority Arboricultural consultant contacted the objector and explained the reasoning for serving the order and also that it would not prevent appropriate management of the trees in the future. The formal objection to the TPO was subsequently withdrawn.
- 5.4 The Authority's adopted procedure for confirmation of provisional orders requires TPOs going forward for confirmation to be agreed by Planning Committee even if no objection is received.

- 5.5 As the one formal objection received was subsequently withdrawn. It is recommended that BA/2019/0001/TPO is confirmed. Details of the order and the trees it protects is attached at Appendix 1.

6 Financial implications

- 6.1 A major review of all existing TPOs was completed in 2016. This single new order results from the identification of a threat to trees worthy of preservation. There is a minor financial implication in terms of officer time committed to issuing of the new TPO if confirmed and in the monitoring and administration of it.
- 6.2 Given the Broads Authority's responsibility for protecting the special character of the area and preserving trees worthy of protection. It is considered that the modest financial implication is justified.
- 6.3 The Broads Authority has an existing annual budget of £35,000 for the provision of Arboricultural and Historic Building advice.

7. Conclusions

- 7.1 The Broads Authority has a duty to identify trees that are of amenity value and are at risk, and if the trees meet the necessary criteria protect them by means of a Tree Preservation Order (TPO).
- 7.2 It is considered that the trees identified within the provisional order at Appendix One are under threat from the proposed works and meet the strict criteria contained in the statutory guidance regarding amenity and conservation value.
- 7.3 Two representations were received regarding the order including one objection, the objection was subsequently withdrawn following discussion with the consultee. The objection received has been withdrawn within the statutory period.
- 7.4 Therefore, it is recommended that; Members confirm the provisional TPOs BA/2018/0001/TPO.

Appendices: Appendix 1 – List of Tree Preservation Orders for confirmation

Background Papers: Nil

Author: Ben Hogg

Date of Report: 13 May 2019

List of Tree Preservation Orders for confirmation

BA 2019/0001/TPO

Broadlands, Borrow Road, Oulton Broad Lowestoft Suffolk

TREES

T1 Horse Chestnut

T2 Horse Chestnut

T3 Holly

T4 Horse Chestnut

T5 Horse Chestnut

T6 Lime

T7 Corsican Pine

T8 Corsican Pine

T9 Scots Pine

T10 Corsican Pine

T11 Lime

T12 Oak

T13 Lime

T14 Lime.

Customer Satisfaction Survey 2019
Report by Planning Technical Support Officer

Summary: The Broads Authority's Planning Department has recently undertaken its annual Customer Satisfaction Survey which shows a high level of satisfaction with the planning service. This report provides details.

Recommendation: That the report be noted.

1.0 Introduction

1.1 As part of its commitment to best practice in delivery of the planning service, the Broads Authority as Local Planning Authority (LPA) engages regularly with its service users to seek their views on the quality of the service. This occurs annually, although most National Parks undertake this on a two-yearly cycle.

1.2 This report sets out the results of this engagement in 2019.

2.0 Customer satisfaction survey

2.1 The customer satisfaction survey was undertaken by sending a questionnaire to all applicants and agents who had received a decision on a planning application during the period 1st February to 30th April 2019. A total of 57 survey forms were sent out. This is the standard methodology used by all of the National Parks over a given period of time. The contact details used were those submitted on the relevant application form.

2.2 As in previous years, the questionnaire asked the recipients to respond and rate the service in respect of the following areas:

- 1) Advice prior to, and during, the application process
- 2) Communication on the progress of the application
- 3) Speed of response to queries
- 4) Clarity of the reasons for the Decision
- 5) Being treated fairly and being listened to
- 6) The overall processing of the application

2.3 The survey also gave the opportunity for users to rate the service on elements it did well and those which could be improved, as well as giving a general comments section. A copy of the questionnaire is attached at Appendix 1.

2.4 Fourteen completed questionnaires were returned, representing a response rate of 24.6%. This is an increase in response rate compared to 2018 (16%),

and is encouraging as an online survey had been created with the aim of improving the number of responses. A greater response rate results in a better and more accurate understanding of the level of satisfaction.

- 2.5 In considering the results from the questionnaire and assessing the level of satisfaction, the scoring parameters used are based on information published by Info Quest, a company that specialises in customer satisfaction surveys and analysis. These note that a goal of 100% satisfaction is commendable, but probably unattainable as people tend to be inherently critical and it is practically impossible to keep everyone satisfied at all times. They therefore consider that a customer awarding a score of 4 or above (out of 5) is a satisfied customer. They also note that, on average, any measurement that shows a satisfaction level equal to or greater than 75% is considered exceptional. It should be noted that applicants for all decisions (both approvals and refusals) were asked to take part in the survey. The scoring parameters are:

% Satisfaction	Qualitative assessment	
75% +	Exceptional	There is little need or room for improvement
60% - 75%	Very Good	You are doing a lot of things right
45% - 60%	Good.	Most successful companies are at this level.
30% - 45%	Average.	Bottom line impact is readily attainable.
15% - 30%	Problem.	Remedial actions are needed
0% - 15%	Serious Problem	Urgent Remedial actions are needed

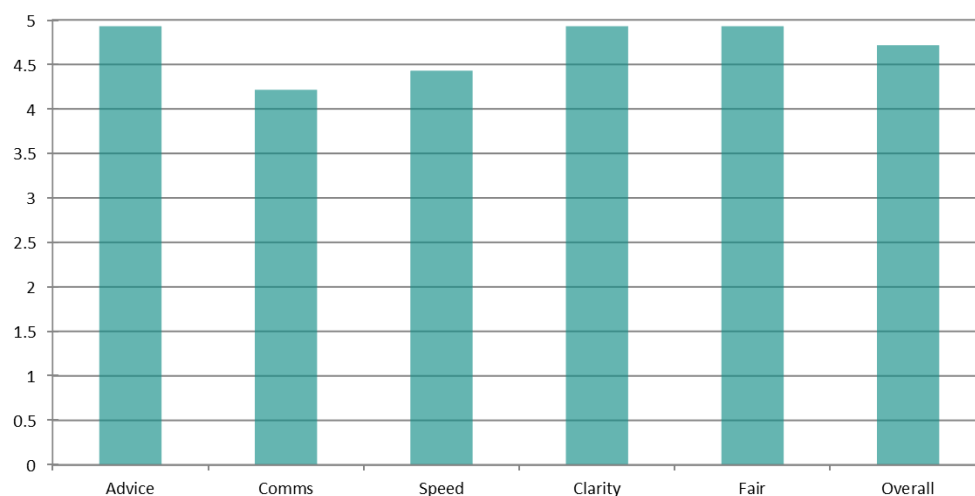
Results of the customer satisfaction survey

- 2.6 The questionnaire asked customers to rate the service on a scale of 1 – 5, where 5 was the highest score. The results are as follows:

Question	Score 1 – 5 and number of respondents					
	5	4	3	2	1	No answer
1 Advice	13	1	0	0	0	0
2 Communications	8	2	3	1	0	0
3 Speed of response	8	4	2	0	0	0
4 Clarity of decision	13	1	0	0	0	0
5 Treated fairly	13	1	0	0	0	0
6 Overall	11	2	1	0	0	0

Average scores for the questions are shown in the following graph;

Development Control - Customer Satisfaction Survey Results 2019 - Average Marks



2.7 It is noted that over 71% of respondents scored the service at either 4 or 5 out of 5 on all aspects, which is a 2% increase on 2018. The overall results are represented under the satisfaction parameters detailed at 2.5 as follows:



2.8 The survey also provided an opportunity for customers to comment on what the planning team did well, and where improvements could be made. These comments are summarised, respectively, below.

2.9 The things that were done well were identified as:

- Good quality and consistent advice given with pre-planning and applications

- Clear and concise communication
- Good speed of processing the application
- Helpful and knowledgeable Case Officers

2.10 The areas for improvement were identified as:

- Public Access is slow
- Planning Portal is overly complicated
- Time taken to respond to email enquiries

Nine of the fourteen respondents had no suggestions for improvements.

2.11 The areas for improvement have been noted for consideration, although several, such as the over-complicated Planning Portal, are beyond the control of the planning team.

2.12 The final question on the form sought suggestions on what other improvements could be made more generally, with the question designed to pick up examples of best practice from elsewhere. The majority of responses to this question echoed the previous comments made in the areas for improvement section.

2.13 Unlike previous years the majority of the comments were repeated by several respondents, rather than there being wholly unique, individual comments that were the result of a distinctive experience or application type. This consistency makes the feedback easier to interpret and, ultimately, introduce remedial measures if necessary.

2.14 The results are positive, though some caution should be exercised in interpreting them given the low numbers on which they are based. However, customers who have a bad experience are more likely to give feedback compared to those who are happy with their experience. Therefore, the low response rate may demonstrate that on the whole customers are broadly satisfied with the service received.

Background papers:None

Appendices: Appendix 1: Questionnaire for Customers

Author: Thomas Carter

Date of report: 20 May 2019

APPENDIX 1

Customer Satisfaction Survey

Your comments on the Broads Authority's Planning Service.

The Broads Authority is doing a brief survey of people who have submitted planning applications to us and is asking them for their feedback on the quality of service they received. The comments that we receive are really important to help us understand what we do well and what we need to improve. We know these sorts of questionnaires can be time consuming to complete so we have kept it really simple, but if you want to add further details (or even email or telephone with further comments) these would be very welcome.

Thanking you in anticipation of your feedback.

Yours sincerely

Cally Smith
Head of Planning
Broads Authority

T: 01603 756029

E: cally.smith@broads-authority.gov.uk

Please tell us about your overall satisfaction level around:

5 = very good 4 = good 3 = okay 2 = poor.... 1 = very poor

- | | | |
|---|--|-------|
| 1 | The advice and help you were given in submitting your application | _____ |
| 2 | How well you were kept informed of progress on your application | _____ |
| 3 | How promptly we dealt with your queries | _____ |
| 4 | How clearly you understood the reasons for the decision | _____ |
| 5 | Whether you felt you were treated fairly and your views were listened to | _____ |
| 6 | The overall processing of your planning application | _____ |

Please tell us about:

7 Things we did well

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8 Things we could improve

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9 Any other things we could do to improve the service

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Thank you for your time in completing this.

Appeals to the Secretary of State Update
Report by Administrative Officer

Summary:	This report sets out the position regarding appeals against the Authority since January 2019.
Recommendation:	That the report be noted.

1 Introduction

- 1.1 The attached table at Appendix 1 shows an update of the position on appeals to the Secretary of State against the Authority since January 2019.

2 Financial Implications

- 2.1 There are no financial implications.

Background papers:	BA appeal and application files
Author:	Sandra A Beckett/Cally Smith
Date of report	12 May 2019
Appendices:	APPENDIX 1 – Schedule of Outstanding Appeals to the Secretary of State since January 2019

Schedule of Appeals to the Secretary of State received since 11 January 2019

Start Date of Appeal	Location	Nature of Appeal/ Description of Development	Decision and Date
Appeal received by BA on 11 January 2019 Start Date 11 March 2019	APP/E9505/W/19/3220113 BA/2018/0259/OUT Nursery View Burghwood Road Ormesby Great Yarmouth Mrs Gillian Miller	Appeal against refusal of planning permission: Erect 4 no. detached dwellings of 1.5 storeys high, with garages and access.	Delegated Decision on 3 October 2018 Notification letters by 18 March 2019 Statement sent by 15 April 2019
Appeal submitted 27 January 2019 Awaiting start date from PINS	APP/E9505/D/19/3221263 BA/2018/0364/COND Riversdale Cottage The Shoal Irstead Mr Andrew Lodge	Appeal against refusal to remove planning condition	Committee Decision on 9 November 2018
Appeal submitted 1 April 2019 Start Date 29 April 2019	APP/E9505/W19/3225873 BA/2018/0213/FUL Black Horse Point 18 Bureside Estate NR2 8JP Mr Nicholas Watmough	Appeal against refusal of planning permission Erection of replacement dwelling	Delegated Decision 12 October 2018 Notification letters by 6 May 2019 Statement to be sent by 3 June 2019
Appeal submitted 17 April 2019 Start Date 1 May 2019	APP/E9505/W/19/3226955 BA/2018/0303/FUL Thatched Cottage Watergate Priory Farm Beccles Road St Olaves Norfolk Mr Grant Hardy	Appeal against refusal of planning Permission: Erection of dwelling	Delegated Decision 20 December 2018 Notification Letters by 8 May 2019 Statement to be sent by 5 June 2019

Decisions made by Officers under Delegated Powers

Report by Head of Planning

**Broads Authority
Planning Committee**

31 May 2019

Agenda Item No.15

Summary:	This report sets out the delegated decisions made by officers on planning applications from 15 April 2019	to 17 May 2019
Recommendation:	That the report be noted.	

Application	Site	Applicant	Proposal	Decision
Bradwell Parish Council				
BA/2018/0316/CU	Farmhouse Humberstone Farm Mill Road Great Yarmouth Norfolk NR31 0AY	Mr Ivan Vincent	Change of use from disused dairy, washroom & boiler house to office & shop.	Approve Subject to Conditions
Brundall Parish Council				
BA/2018/0504/FUL	28 Riverside Estate Brundall Norwich NR13 5PU	Mr & Mrs Bainbridge	Replace chalet and shed with two-bedroom chalet and shed.	Approve Subject to Conditions
BA/2019/0128/HOUSEH	7 Riverside Estate Brundall Norwich Norfolk NR13 5PU	Mr Anthony Fletton	Replace quay heading using recycled plastic piling (linear)	Approve Subject to Conditions
Coltishall Parish Council -				
BA/2019/0019/FUL	Barn Adjacent Barn Mead Cottages Church Loke Coltishall Norwich NR12 7DN	Mr Gordon Hall	Change of Use from B8 to residential dwelling and self contained annexe. (Resubmission of application BA/2018/0012/CU).	Refuse
Dilham Parish Council				
BA/2019/0085/HOUSEH	8 The Street Dilham Norfolk NR28 9PS	Mr & Mrs Crowther	Replacement of existing rear flat roof with extended pitched roof and replacement of existing garage flat roof with duo-pitched roof.	Refuse

Application	Site	Applicant	Proposal	Decision
Ditchingham Parish Council -				
BA/2019/0133/HOUSEH	36 Ditchingham Dam Ditchingham Norfolk NR35 2JQ	Mr Mark Hougham & Ms Tanya Martin	Remove conservatory & construct single storey rear extension	Approve Subject to Conditions
Freethorpe Parish Council				
BA/2019/0096/HOUSEH BA/2019/0099/LBC	1 Church Farm Cottages Church Road Freethorpe Norwich Norfolk NR13 3PB	Mr Brian Fleckney	600mm chimney pot increasing overall chimney height to 1.8m above ridge	Approve Subject to Conditions
Hoveton Parish Council -				
BA/2018/0512/FUL	The Broads Centre Norwich Road Hoveton Norfolk	Mrs Pollok	Hard & soft landscaping; seating, planters, vertical planter supports & new fencing	Approve Subject to Conditions
BA/2019/0068/COND	Number 14 Norwich Road Hoveton NR12 8DA	Mr Mark Jay	Fully enclose the approved covered outside area, variation of condition 2 of permission BA/2018/0001/FUL	Approve Subject to Conditions
BA/2018/0374/FUL	The Rhond Hoveton Norfolk NR12 8UE	Mr Colin Mann	New dwelling.	Approve Subject to Conditions
Langley With Hardley PC				
BA/2019/0141/NONMAT	Rustygate Farm Hardley Street Hardley Norfolk NR14 6BY	Mr Steven Pipe	Replace existing window of bedroom on east elevation with patio door, change colour of patio doors from rosewood to white, non- material amendment to permission BA/2017/0395/HOUSEH	Approve
Oulton Broad Parish Council -				
BA/2019/0116/FUL	Ivy Farm Dairy 111 Bridge Road Lowestoft Suffolk NR33 9JU	Metka UK Ltd	Render and paint walls, replace windows and doors on the ground floor. Replace windows, replace living room windows with French doors and raise brick wall with larch board screen on first floor.	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
Rollesby Parish Council				
BA/2019/0123/HOUSEH	Lady Broad Lodge Lady Broad Lane Rollesby Norfolk NR29 5GY	Mr G Roney	Single storey extension	Approve Subject to Conditions
Somerton Parish Council				
BA/2019/0047/HOUSEH	Top Farm House Martham Road West Somerton Somerton Norfolk NR29 4DH	Mr Graham Dodsley	Erection of conservatory on west elevation	Approve Subject to Conditions
BA/2019/0139/PN	Farmhouse Somerton Holmes Farm Horsey Road West Somerton Somerton Norfolk NR29 4DW	Lord Agnew	Relocate barn approved under BA/2019/0078/PN south by 12m	Prior Approval not Required
Trowse With Newton Parish Council				
BA/2018/0494/FUL	Whitlingham Outdoor Centre Whitlingham Lane Trowse Norfolk NR14 8TR	Norfolk County Council	Re-clad cabins 2, 4, 5, 6, 7 & 8. Revisions to cabin 4 including new entrance door, windows and boardwalk. Revisions to cabin 8; new windows and associated works.	Approve Subject to Conditions
Wroxham Parish Council -				
BA/2019/0050/FUL	Mallards Beech Road Wroxham Norwich NR12 8TP	Mr Tony Clegg	Excavate a passing lay-by/mooring.	Approve Subject to Conditions
BA/2019/0070/FUL	Landamores Norwich Road Wroxham Norwich Norfolk NR12 8RX	Mrs Jenny Mickelburgh	Repair and/or replace quay heading to the perimeter of the mooring basin on a 'like for like' basis. Total length of quay heading approx 595m. Replacement of finger jetties on the southern end of the basin where the existing jetties are in disrepair. New finger jetties to the northern end of the basin to improve customer access to moored boats.	Approve Subject to Conditions

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

Report by Head of Planning

Summary:	This report sets out the development control statistics for the quarter ending 31 March 2019.
Recommendation:	To note the report

1. Development Control Statistics

- 1.1 The development control statistics for the quarter ending 31 March 2019 are summarised in the table below.

Table 1:

Total number of applications determined	58						
Number of delegated decisions	53 [91.4%]						
Type of decision	Numbers granted				Numbers refused		
	55 (94.8%)				3 (5.2%)		
Speed of decision	Under 8 wks	8-13 wks	13-16 wks	16-26 wks	26-52 wks	Over 52 wks	Agreed Extension
	31 (53.4%)	6 (10.4%)	0 (0%)	5 (8.6%)	3 (5.2%)	0 (0%)	10 (17.2%)
Number of Enforcement Notices	0						
Consultations received from Neighbouring Authorities	16						

Table 2: National Performance Indicators

	BV 109 The percentage of planning applications determined in line with development control targets to determine planning applications.		
National Target	60% of Major applications in 13 weeks (or within agreed extension of time)	65% of Minor* applications in 8 weeks (or within agreed extension of time)	80% of other applications in 8 weeks (or within agreed extension of time)
	<i>Majors refers to any application for development where the site area is over 1000m²</i>	<i>*Minor refers to any application for development where the site area is under 1000m² (not including Household/ Listed Buildings/Changes of Use etc)</i>	<i>Other refer to all other applications types</i>
Actual	2 applications received 1 determined in 13 weeks (or within agreed extension of time) (50%)	27 applications received. 18 determined in 8 weeks (or within agreed extension of time) (66.7%)	23 applications received. 18 determined in 8 weeks (or within agreed extension of time) (78.3%)

Development Control Statistics provided by Broads Authority using IDOX Uniform Electronic Planning System.

Author: Thomas Carter
Date of Report: 21 May 2019

PS1 returns:

1.1	On hand at beginning of quarter	64
1.2	Received during quarter	56
1.3	Withdrawn, called in or turned away during quarter	2
1.4	On hand at end of quarter	59
2.	Number of planning applications determined during quarter	58
3.	Number of delegated decisions	53
4.	Number of statutory Environmental Statements received with planning applications	0
5.1	Number of deemed permissions granted by the authority under regulation 3 of the Town and Country Planning General Regulations 1992	0
5.2	Number of deemed permissions granted by the authority under regulation 4 of the Town and Country Planning General Regulations 1992	0
6.1	Number of determinations applications received	0
6.2	Number of decisions taken to intervene on determinations applications	0
7.1	Number of enforcement notices issued	0
7.2	Number of stop notices served	0
7.3	Number of temporary stop notices served	0
7.4	Number of planning contravention notices served	1
7.5	Number of breach of conditions notices served	0
7.6	Number of enforcement injunctions granted by High Court or County Court	0
7.7	Number of injunctive applications raised by High Court or County Court	0

APPENDIX 2

PS2 Returns

Type of Development	<u>Total Decisions</u>			<u>Total Decisions</u> Time from application to decision						Within Agreed Extension of Time
	<i>Total</i>	<i>Granted</i>	<i>Refused</i>	Not more than 8 wks	More than 8 wks but not more than 13 wks	More than 13 wks and up to 16 wks	More than 16 wks and up to 26 wks	More than 26 wks and up to 52 wks	More than 52 wks	
Major										
Dwellings	0	0	0	0	0	0	0	0	0	0
Offices/ Light Industry	0	0	0	0	0	0	0	0	0	0
Heavy Industry/Storage/Warehousing	0	0	0	0	0	0	0	0	0	0
Retail Distribution and Servicing	0	0	0	0	0	0	0	0	0	0
Gypsy and Traveller Sites	0	0	0	0	0	0	0	0	0	0
All Other Large-Scale Major Developments	2	2	0	1	0	0	0	0	0	0
Minor										
Dwellings	6	5	1	2	0	0	0	2	0	2
Offices/Light Industry	0	0	0	0	0	0	0	0	0	0
General Industry/Storage/Warehousing	0	0	0	0	0	0	0	0	0	0
Retail Distribution and Servicing	0	0	0	0	0	0	0	0	0	0
Gypsy and Traveller Sites	0	0	0	0	0	0	0	0	0	0
All Other Minor Developments	27	26	1	13	3	0	3	1	0	5
Others										
Minerals	0	0	0	0	0	0	0	0	0	0
Change of Use	3	3	0	1	0	0	0	0	0	2
Householder Developments	18	17	1	13	3	0	1	0	0	1
Advertisements	0	0	0	0	0	0	0	0	0	0
Listed Building Consent to Alter/Extend	2	2	0	1	0	0	1	0	0	0
Listed Building Consent to Demolish	0	0	0	0	0	0	0	0	0	0
**Certificates of Lawful Development	1	1	0	0	0	0	0	0	0	0
Notifications	0	0	0	0	0	0	0	0	0	0
TOTAL	58	55	3	31	6	0	5	3	0	10
Percentage (%)		92.6%	7.4%	44.4%	20.4%	7.4%	7.4%	0%	0%	20.4%

****Please Note** – Applications for Lawful Development Certificates are not counted in the statistics report for planning applications. As a result these figures are not included in the **Total** column above.

Development Control Statistics provided by Broads Authority using IDOX Uniform Electronic Planning System.