

Planning Committee

Agenda 12 September 2025

10.00am

National Centre for Writing, Dragon Hall, 115-123 King Street,
Norwich, NR1 1QE

John Packman, Chief Executive – Friday 5 September 2025

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

Introduction

1. To receive apologies for absence
2. **Appointment of Chair**
A nomination for Chair has been received for:
Tim Jickells proposed by Tony Grayling, seconded by Harry Blathwayt
3. **Appointment of Vice-Chair**
A nomination for Vice-Chair has been received for:
Tony Grayling proposed by Stephen Bolt, seconded by Matthew Shardlow
4. To receive declarations of interest (see [Appendix 1](#) to the Agenda for guidance on your participation having declared an interest in the relevant agenda item)
5. **To receive and confirm the minutes of the Planning Committee meeting held on 18 July 2025** (Pages 4-20)
6. To note whether any items have been proposed as matters of urgent business
7. Chairman's announcements and introduction to public speaking
Please note that public speaking is in operation in accordance with the Authority's [Code of Practice for members of the Planning Committee and officers](#).
8. Request to defer applications included in this agenda and/or vary the order of the agenda

Planning and enforcement

9. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**
There are no applications for consideration.
10. **Enforcement update** (Pages 21-27)
Report by Development Manager

Tree Preservation Orders

11. **BA/2025/0002/TPO 2A The Street, Geldeston** (Pages 28-34)
Report by Heritage and Design Manager

Policy

12. **Consultation responses** (Pages 35-52)
Report by Planning Policy Officer

Matters for information

13. **Circular 28/83 Publication by Local Authorities of information about the handling of planning applications Q2 (1 April to 30 June 2025)** (Pages 53-59)
Report by Planning Technical Support Officer
14. **Appeals to the Secretary of State update** (Pages 60-62)
Report by Development Manager
15. **Decisions made by Officers under delegated powers** (Pages 63-68)
Report by Development Manager

Other matters

16. **Other items of business**
Items of business which the chairman decides should be considered as a matter of urgency pursuant to Section 100B (4)(b) of the Local Government Act 1972
17. **To note the date of the next meeting – Friday 10 October 2025 at 10.00am at The King’s Centre, 63-75 King Street, Norwich, NR1 1PH**

For further information about this meeting please contact the [Governance team](#)

Appendix 1 – Extract from the Local Government Association Model Councillor Code of Conduct



Planning Committee

Minutes of the meeting held on 18 July 2025

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Present

Tim Jickells – in the Chair, Harry Blathwayt, Andrée Gee, James Harvey, Gurpreet Padda and James Reeder

In attendance

Natalie Beal – Planning Policy Officer (items 11-14), Jason Brewster – Governance Officer, Nigel Catherall – Planning Officer (item 7.2-7.3), Steve Kenny – Development Manager, Kate Knights – Heritage and Design Manager (items 9-10), Kayleigh Judson – Heritage and Design Planning Officer, Rob Rogers – Director of Operations, Ruth Sainsbury – Head of Planning and Rob Thomas – Head of Governance

Members of the public in attendance who spoke

Gordon Hogg, agent for item 7.2 BA/2025/0077/FUL Wherry Cottage, 50 Puddingmoor, Beccles.

1. Apologies and welcome

The Chair welcomed everyone to the meeting. The Chair noted that this was James Reeder's first meeting as Suffolk County's appointee to the Broads Authority. Cllr Reeder replaced Melanie Vigo di Gallidoro who had stood down. The Chair thanked Cllr Vigo di Gallidoro for the grace, charm, thoughtfulness and kindness she brought to her roles as Chair of the Heritage Asset Review Group and Chair of the Planning Committee and as a Member of the Authority since 2017. The Chair welcomed Rob Rogers, Director of Operations, who would assume responsibility for the Authority's Planning Team from 1 August 2025 in his new role as Director of Delivery.

Apologies were received from Stephen Bolt, Tony Grayling, Martyn Hooton, Matthew Shardlow and Fran Whymark

Openness of Local Government Bodies Regulations 2014

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

2. Declarations of interest and introductions

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

3. Minutes of last meeting

The minutes of the meeting held on 30 May 2025 were approved as a correct record and signed by the Chair.

4. Matters of urgent business

There were no items of urgent business

5. Chair's announcements and introduction to public speaking

No members of the public had registered to speak. The Chair announced that Kayleigh Judson, the Heritage and Design Planning Officer would be leaving the Authority on 6 August 2025 after nearly 17 years of service. The Chair thanked Kayleigh for her commitment to the heritage of the Broads, her professionalism to the work she undertook and her support to the Planning Committee.

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

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

7. Applications for planning permission

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

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

(1) BA/2025/0079/COND & BA/2025/0141/OTHER Swallow Cottage, Horsefen Road, Ludham

BA/2025/0079/COND - Removal of Condition 2, occupation of dwelling, of Planning Permission BA/2014/0220/COND

BA/2025/0141/OTHER - Discharge of planning obligation under S106 Agreement dated 11 May 1999

Applicant: Mr & Mrs Buttifant

The Development Manager (DM) provided a detailed presentation of the two applications associated with Swallow Cottage, Horsefen Road on the southeast side of Ludham village. The first application, BA/2025/0079/COND, sought to remove a dwelling condition that restricted occupancy "to a person (and any dependants residing with such person) solely or mainly employed in the operation or management of Swallowtail Boatyard". The second application, BA/2025/0141/OTHER, sought to discharge a Section 106 Agreement that the owners had made with the Authority to ensure that future planning permissions associated with Swallow

Cottage would fulfil the restricted occupancy condition and confirm that the property would only be sold in conjunction with the boatyard.

The presentation included location maps, a site map, two aerial photographs with the site marked, a site layout diagram of Swallow Cottage and Swallowtail Boatyard, a photograph of the front elevation of the cottage and photographs of the site from various vantage points in the neighbouring area.

The DM indicated that the two applications were before the committee as they were contrary to the Local Plan development policies.

In assessing the applications, the DM addressed the associated material considerations demonstrating that they substantially weighed in favour of removing the occupancy restriction placed on Swallow Cottage despite this being contrary to Policy DM35 (Residential Development within defined Development Boundaries) and DM38 (Permanent and temporary dwellings for rural works) of the Local Plan for the Broads. The DM advised that the recommendation was that both applications be approved.

A Member asked whether approval of these two applications would set a precedent that other similar sites could exploit. The Head of Planning responded that a thorough review of previous applications and S106 Agreements had been conducted which had verified that this site was unusual within the Broads and the recommendation, if approved, would not serve as a precedent.

Members were supportive of the applicant's associated family business adjacent to the site and wanted to avoid jeopardising its continued operation. Members acknowledged the special circumstances associated with these applications and supported their approval.

Harry Blathwayt proposed, seconded by Andrée Gee

It was resolved unanimously to approve application BA/2025/0079/COND for the removal of Condition 2 of Planning Permission BA/2014/0220/COND.

Harry Blathwayt proposed, seconded by Andrée Gee

It was resolved unanimously to approve application BA/2025/0141/OTHER for the discharge of planning obligation under S106 Agreement dated 11 May 1999.

(2) BA/2025/0077/FUL Wherry Cottage, 50 Puddingmoor, Beccles

Redevelopment of site with three new dwellings

Applicant: A T Bent Properties Ltd

The Planning Officer (PO) provided a detailed presentation of the application that would involve the replacement of a derelict twin pitched and gabled roof building comprising a residential flat above a ground floor store with a similar twin pitched and gabled roof building albeit with a larger footprint to accommodate three new two storey dwellings. The wider site would be redeveloped to provide dedicated parking for the three new dwellings and demarcate this new development from its surroundings within an existing boatyard.

The presentation included a location map, a site map, two aerial photographs with the site marked, photographs of the north, east, south and west elevations of the derelict property, a photograph of the site from within the boatyard, multiple photographs of the site and the neighbouring area as viewed from vantage points on Puddingmoor, Ballygate, Stepping Hill and from the western bank of the River Waveney, a site plan juxtaposing existing and proposed plans, a diagram depicting the south elevation of both the existing and proposed buildings, a diagram depicting the north elevation of both the existing and proposed buildings and a diagram depicting the east/Puddingmoor elevation of both the existing and proposed buildings.

The PO indicated that this application was before the committee as the proposal was a departure from the Local Plan development policies and confirmed that no further consultation responses had been received since the report was written.

In assessing the application, the PO addressed the key issues of the principle of development; the design and impact on the landscape; amenity of residential properties; ecology and biodiversity and highways. The PO advised that the recommendation was to approve the application subject to conditions.

In response to a question the PO confirmed that objections had been received from four local residents.

Members noted the increased roof height and greater footprint of the new development and wanted clarification of the impact on amenity that these changes would have. The PO confirmed that the roof height would increase by 45cm and indicated that the new roof line would be located further to the west of the Puddingmoor boundary wall. The boundary wall on the western side of Puddingmoor was 1.8m high and prevented views across the site to the west. The roof and gables of the new development would be visible from Puddingmoor although their location at a greater distance from the Puddingmoor boundary would protect neighbour amenity. The PO then referenced a photograph taken from a raised vantage point on Ballygate, at the top of Stepping Hill, looking west over the site where the existing twin pitched and gabled roof was visible. The PO indicated that the new development being set further back, with a larger footprint and of greater height would obscure part of the boat dyke and part of the boatyard buildings when viewed from this vantage point. The Head of Planning (HoP) indicated that the view of the river and marshes beyond, from the aforementioned Ballygate vantage point, would be unimpeded by the development.

A Member asked whether approving this application would set a precedent that would prove advantageous to similar sites in the area. The PO reminded Members that each application would be considered on its merits on a case by case basis and stressed that the subject site was unusual in that it was replacing an existing dwelling within a boatyard. The HoP confirmed that there were no other comparable sites with a Section 78 Dangerous Building Notice in that area of Beccles.

A Member, noting agenda item 10 regarding the Beccles Article 4 Direction, wanted clarification on any impact the Article 4 Direction (A4D) might have on this site. The Heritage

and Design Manager (HDM) confirmed that the A4D currently applied to the existing residential property on the site, the commercial boatyard buildings in the wider site were excluded from the A4D and planning permission was still required for the demolition and replacement of the existing residential building.

The Member sought clarification regarding the demarcation between the replacement dwellings and the wider boatyard and possible impact on traffic within the site. The PO referred to the site plan indicating the walls introduced at both the front and rear of the development formalising the boundary with the boatyard. The PO indicated that this was not a large boatyard and that apart from the shared access to the site the residential traffic would be discrete to that of the boatyard.

A Member noted that wine tunnels may be present on the site and was keen that this heritage was preserved. The agent, Mr Gordon Hogg indicated that the wine tunnels were believed to be located to the east of the site extending into the slope leading up to Puddingmoor. The HDM explained that a Section 78 Dangerous Building notice prevented any entry into the building which precluded inspection of the wine tunnels at present. A condition had been included that, following the demolition of the building but prior to further redevelopment, a survey of the wine tunnels should be carried out, along with details of proposals to retain and repair them.

Members noted the strong feelings raised by local residents and the objection by the Broads Society. A couple of Members were concerned by the size of the development with one Member believing the doubling of the residential dwelling footprint was too large for this site. Another Member believed the development may be too large however this was not reason enough for their refusal of the application. Another Member's concerns regarding the changes to the Puddingmoor boundary wall had been assuaged by the PO's presentation. Members believed the location was sustainable, supported the design and believed the development was in keeping with the character of the area.

Gurpreet Padda proposed, seconded by Harry Blathwayt

It was resolved by 5 votes for and 1 against to approve subject to conditions:

- **Time limit**
- **In accordance with plans and documents**
- **Details of Demolition Method Statement**
- **Details of Construction Environment Management Plan (CEMP)**
- **Submission of full historic building recording**
- **Details of materials and large scale details of joinery**
- **Details and elevation of red brick boundary wall**
- **Details of BNG plan**
- **Details of electric vehicle charging infrastructure**
- **Archaeological watching brief**

- Wine tunnels survey (drawings and photographic survey) and details of proposals to retain and repair them
- Landscaping retention
- Ecologist check if demolition during main bird breeding/nesting season
- Water consumption rate of no more than 110 litres/person/day
- Unexpected contamination process
- Noise assessment for all proposed plant and machinery
- No burning of waste
- Provision of areas for manoeuvring and parking of vehicles
- Provision of cycle storage
- Provision of bin storage
- No external lighting without prior written permission
- Roof membrane traditional type 1F bitumen only
- Provision of one integrated bat box & one soffit box
- Provision of nest boxes for house sparrow, robin and starling
- Removal of Permitted Development rights (Part 1 all relevant, and Part 2 Class A).

(3) BA/2025/0120/FUL Broad View, Fleet Lane, South Walsham

Demolish existing cabin and outbuildings. Replace with new dwelling house. Install canoe and dinghy pontoon along front for safe egress.

Applicant: Mr Alan Goodchild

The Planning Officer (PO) provided a detailed presentation of the proposal, which was to demolish the existing cabin and shed, and to replace these with a 1.5 storey dwellinghouse. In addition, the application proposed a canoe and dinghy pontoon to the front of the existing hard engineered bank. At the eastern end of the site the concrete hard surface would be removed, with bound gravel hardstanding provided for access, parking and slipway use. To the south and west of the dwelling would be laid to lawn.

The presentation included a location map, a site map, an aerial photograph with the site marked, multiple photographs of the site as viewed from various vantage points on South Walsham Broad, a site plan, a diagram depicting the east and west elevations of the proposed dwellings, a diagram depicting the north and south elevations of the proposed dwellings and a diagram depicting the west elevation of both the existing and proposed buildings.

The PO indicated that this application was before the committee as the applicant was a Member of the Broads Authority and confirmed that no further consultation responses had been received since the report was written.

In assessing the application, the PO addressed the key issues of the principle of development; the design and impact on the landscape; amenity on neighbouring properties; flood risk and highways and public rights of way.

In response to questions the PO confirmed that the site was located in a category 2 Dark Sky Zone which required strict control on external lighting only and that a wastewater treatment system was located on the site.

A Member questioned the loss of the thatched roof on the replacement dwelling. The PO indicated that the choice of roofing material had been discussed extensively during pre-application. There was a balance to consider between the use of thatch and the installation of solar panels and on this occasion the sustainability of the building had taken priority. The loss of thatch had been offset by the use of a cedar shingle roof which would weather over time in a similar fashion to thatch.

Members asked for clarification regarding the increased size of the new dwelling and its impact within the wider landscape. The PO confirmed that the new building was taller and wider than the existing dwelling. The PO used photographs depicting the site as viewed from South Walsham Broad showing neighbouring properties to the north and south of the site of a similar, if not larger, size to that proposed for this development. The PO highlighted that the trees in the background of the images helped soften the existing buildings. The Heritage and Design Manager added that the dark timber cladding and thatched roofs of the neighbouring properties helped to reduce their impact on the landscape.

A Member questioned the impact of this development on waste water and the Authority's ability to control the proposed 110 litres per head per day water usage condition. The PO confirmed that the extra bedroom could lead to an increase in waste water in comparison with its existing use although this increase was compatible with the site's existing waste water permit. The proposed water efficiencies would need to be conformant with Building Regulations.

A Member noted that the proposed pontoon would reduce the water on the Broad although he acknowledged that there were other similar pontoons located on the Broad.

James Harvey proposed, seconded by Harry Blathwayt

It was resolved unanimously to approve subject to conditions:

- **Time limit**
- **In accordance with plans and documents**
- **In accordance with Pollution Prevention Plan**
- **In accordance with materials**
- **Details of large scale details of joinery**
- **Water consumption rate of no more than 110 litres/person/day**
- **PROW to remain open and accessible**
- **Sign up to Flood Warnings**
- **Void beneath dwelling to remain unobstructed**
- **No external lighting without prior written permission**
- **Provision of bat boxes**

- **Provision of bird cup or box**
- **Pontoon to be used for dingy and canoes and not for large, beamed vessels**
- **Removal of Permitted Development rights (Part 1 all relevant).**

8. Enforcement update

Members received an update report from the Development Manager (DM) on enforcement matters previously referred to the Committee. Further updates were provided at the meeting for:

Land at the Beauchamp Arms Public House (Unauthorised static caravans)

The DM confirmed that sentencing at Norwich Crown Court had been scheduled for 25 July 2025. The DM would notify the Planning Committee of the Judge's decision.

9. BA/2025/0002/TPO site visit 2a The Street, Geldeston

The Heritage and Design Manager (HDM) presented the report to determine whether a site visit was required in relation to a Tree Preservation Order (TPO) for an oak tree and sycamore tree at 2a The Street, Geldeston. The applicant had submitted a tree works application to pollard both the oak and the sycamore to a height of 3-4m. The Authority's Arboricultural Consultant had advised that the proposed pollarding was inappropriate as it would compromise both the visual amenity of the trees and their future health. A provisional TPO had been served and the HDM indicated that this would need to be confirmed by 24 October 2025.

An objection to the provisional TPO had been received stating that:

- The TPO was unnecessary and asking why other trees in the local area did not have TPOs.
- The residents did not have any intention to fell the trees and had always managed the trees to the best of their ability.
- The Authority's budget could be better spent elsewhere.

The objection had been received within the 28-day consultation period and as per the Authority's Scheme of powers delegated to the Chief Executive and other officers, paragraph 50 (ii), this matter would need to be determined by the Planning Committee. In preparation for this determination the HDM explained that Members could undertake a site visit however, in this instance, a detailed photographic survey of the trees and their surroundings, in conjunction with information provided by the Authority's Arboricultural Consultant, would be adequate to determine the provisional TPO and the recommendation was not to undertake a site visit.

Members acknowledged the need for site visits under certain circumstances however, given the nature of the objection, Members agreed that there was no value in this instance.

Harry Blathwayt proposed, seconded by Gurpreet Padda

It was resolved unanimously to not undertake a site visit before the provisional TPO BA/2025/0002/TPO was considered at a future Planning Committee meeting.

10. Beccles Article 4 Direction - Confirmation

The Heritage and Design Manager (HDM) introduced the report, which sought the cancellation of the Authority's existing Beccles Article 4 Direction (A4D) and the confirmation of a new A4D covering a smaller area of Beccles and fewer development classes.

An A4D provided a mechanism for restricting permitted development rights on residential properties in the context of particular sites and/or areas and, in the context of a Conservation Area, could be used to restrict works that may otherwise be detrimental to the amenity of an area. The Authority proposed to reduce the area covered by its A4D which would see the removal of the southern part of Puddingmoor from the Article 4. Areas of the A4D to the north and south that covered open space would also be removed (a map was presented illustrating the truncated A4D area). A review of restrictions associated with the A4D had resulted in the removal of both a restriction relating to the installation of satellite dishes and a restriction associated with painting the exterior of a residential dwelling. The HDM presented maps of the survey work undertaken during the review of the A4D. Photographs of the properties within the existing and new A4D areas were shown to illustrate the different characteristics between areas remaining in the A4D and those that would be removed.

Since the revised Beccles A4D was previously discussed at Planning Committee on 4 April 2025, a public consultation on both the cancelled and new A4Ds had been conducted in conjunction with the equivalent revised A4Ds produced by East Suffolk Council (ESC). Three representations had been received and these and the Authority's responses were detailed in Appendix 6 of the report. None of the consultation responses were deemed of such significance that further changes to the A4Ds were warranted.

The HDM explained that having made both A4Ds at April's Planning Committee and following the completion of the consultation the recommendation was to confirm both A4Ds.

In response to questions the HDM confirmed that the review of the A4Ds included ensuring that they were compliant with current legislation. The Head of Planning added that the current criteria for an A4D was more rigorous and the Authority was expected to provide detailed evidence to justify an area for inclusion in an A4D. The HDM confirmed that commercial properties and listed buildings were both covered by their own discrete permitted development rights and an A4D excluded new residential developments. The HDM confirmed the remaining restrictions as stated in section 3.2 of the report (a full list was stated in Schedule 1 of Appendix 5 of the report).

A Member asked why the equivalent A4Ds produced by ESC were not ready to be confirmed. The HDM explained that the area covered by the existing ESC Beccles A4D was larger than that of the Authority's A4D and the proposed changes to the ESC A4D area had therefore been more extensive. The number of consultation responses received was greater and some of those responses required further investigation by ESC.

Andrée Gee proposed, seconded by James Reeder

It was resolved unanimously to confirm both the Article 4 direction to cancel the existing 1997 Beccles Article 4 direction (Appendix 4 of the report) and the new Article 4 direction covering a smaller area and fewer development classes (Appendix 5 of the report).

The meeting adjourned at 11:42am and Gurpreet Padda left the meeting. The meeting reconvened at 11:50am.

11. Postwick with Whitton Neighbourhood Plan – Adoption

The Planning Policy Officer (PPO) introduced the report on the adoption of the Postwick with Whitton Neighbourhood Plan. The PPO explained that the related referendum for this neighbourhood plan would be undertaken in August 2025. To ensure that the associated Neighbourhood Plan Group could benefit from Community Infrastructure Levy receipts from a development in the Parish, the proposal was to adopt the Postwick with Whitton Neighbourhood Plan before the referendum result was known, on the proviso that the referendum result returned more than 50% of the votes cast in favour of the plan.

James Harvey proposed, seconded by Harry Blathwayt

It was resolved unanimously to recommend to the Broads Authority that the Postwick with Whitton Neighbourhood Plan was made/adopted, subject to the Parish Council referendum. Any final changes prior to publishing would be delegated to the Chief Executive in consultation with the Chair of the Planning Committee.

12. Norfolk Strategic Planning Framework

The Planning Policy Officer (PPO) introduced the report, which documented changes to the Norfolk Strategic Planning Framework (NSPF). The NSPF, Appendix 1 of the report, provided a statement of common ground for Norfolk Local Planning Authorities (LPAs) detailing effective and on-going work on strategic planning matters and addressing any key cross-boundary issues associated with this work. The PPO explained that this document had been updated to reflect the latest National Planning Policy Framework (NPPF), released in December 2024. This document was key to the Authority meeting the NPPF's Duty to Cooperate and in particular agreements 10 and 11 that explained the responsibility of the Authority to meet its housing need where possible and the shared responsibility of the district LPAs to meet any of the Authority's unmet housing need.

A Member asked whether there was an equivalent document for Suffolk LPAs. The PPO responded that there was no direct equivalent document and that statements of common ground between Suffolk LPAs were agreed between the LPAs. A letter from East Suffolk Council stating similar to agreements 10 and 11 of the NSPF is included within the Duty to Cooperate Statement produced for this Local Plan.

Tim Jickells proposed, seconded by Andrée Gee

It was resolved unanimously to recommend that the Broads Authority endorse the updated Norfolk Strategic Planning Framework.

13. Local Plan – Regulation 19 consultation

The Planning Policy Officer (PPO) presented the report which detailed an amended Local Infrastructure Study as evidence for the Local Plan, contained the Publication version of the Local Plan ready for consultation, the supporting consultation material (Sustainability Appraisal and Habitats Regulation Assessment) and the proposed consultation approach.

Local Infrastructure Study

The Local Infrastructure Study had been updated to reflect relevant changes made since the previous update in February 2024 which included the December 2024 National Planning Policy Framework (NPPF), the Authority's amended housing numbers and additional information regarding water supply provided by local water companies. These changes had been highlighted in the Local Infrastructure Study in Appendix 1 of the report.

Harry Blathwayt proposed, seconded by Tim Jickells

It was resolved unanimously to endorse the updated Local Infrastructure Study as evidence for the Local Plan.

Local Plan for the Broads Regulation 19 version for consultation

The PPO reminded Members that the Regulation 19 version of the Local Plan had been previously reviewed by the Planning Committee on the 8 November 2024. The Local Plan was subsequently delayed by the publication of a revised NPPF in December 2024. Since then, the Local Plan had been updated to reflect the NPPF's revised calculation for assessing local housing need using housing stock data rather than population projection data. This amended calculation had tripled the Authority's housing need although this need was part of the need for the six constituent districts and not additional to that need.

Section 3.1 of the report summarised the changes applied to the Regulation 19 version since November 2024 which included new policies for safety by the water (PUBDM42A) and extensions (PUBDM52A), the inclusion of a development boundary at Filby and revised flood risk data. These changes were marked in the draft Regulation version of the Local Plan in Appendix 2 of the report. Members had also been invited in May to provide feedback on an earlier draft of the Regulation 19 version of the Local Plan and subsequent changes to the draft document had been highlighted in blue. These changes included updates to future proof the Local Plan based on the Reforming Site Thresholds consultation (Appendix 3 of the report for item 14 Consultation responses) that proposed a new medium development site threshold and a corresponding revised definition for the major development threshold; improved referencing to the marine environment and further considerations of the environmental impact of treated timber.

Since the report was issued the PPO had applied further changes to the Regulation 19 version document that would be presented to the Broads Authority on 25 July 2025 as follows:

- A clarification had been added to the introduction confirming that once adopted this version of the Local Plan would replace the previous version adopted in 2019.
- The inclusion of a key to the abbreviations used in Section 11.
- Due to the length of time a site at Cobholm Island has been used for caravans, it was now immune to planning enforcement and would therefore count towards meeting the need set out in the Local Plan. Following advice from the consultancy firm responsible for the Gypsy and Traveller need assessment and colleagues at Norfolk County Council who have worked with the family who live on this site, it was agreed to reduce the five year need for the Broads part of Great Yarmouth from 12 to 10 pitches and to reduce the equivalent future need from five to four pitches.

The PPO clarified that accommodation need, in the context of the Local Planning system, referred to the projected additional accommodation required over and above the existing provision.

In response to a question the PPO confirmed that the technical decision to make a specific site at Cobholm Island lawful due to the passage of time did not impact the wider site. The Cobholm Island site was within Flood Zone 3 and was not a suitable location for a permitted site. The Head of Planning reminded Members of the investigation work previously carried out at this location that enabled an earlier revision to the Great Yarmouth Gypsy and Traveller need assessment as reported at the last meeting.

The PPO confirmed that the Governance Team had verified the hyperlinks within the document and subsequent corrections had been applied to version of the Regulation 19 document to be presented to the Broads Authority.

The Habitats Regulation Assessment and Sustainability Appraisal, supporting documents to the Local Plan, were available in Appendices 3 and 4 respectively of the report.

The PPO explained the consultation approach detailed in section 6 of the report stressing the extended consultation period to cater for the consultation coinciding with school holidays, the drop-in sessions outside working hours and proposed efforts to engage with young people.

The PPO confirmed that the resulting consultation comments would be collated, reviewed and responded to. Any proposed changes would be listed in a schedule and included in the Local Plan submission to the Planning Inspectorate. As indicated in the Local Development Scheme, the intention was to bring the result of the consultation on the Local Plan and seek authority to submit the Local Plan for examination to Planning Committee on 7 November 2025 and Broads Authority on 28 November 2025.

To mitigate any delay that precluded endorsement and approval for the submission via the Planning Committee and Broads Authority, the recommendation included a scenario where the submission would be delegated. The PPO indicated that the delegation stated in the report was incorrect and differed to the recommendation in the equivalent report for the Broads Authority meeting on 25 July 2025. The corrected recommendation was to the

delegate the Local Plan submission to the Chief Executive in consultation with the Chair of the Broads Authority and the Chair of the Planning Committee.

Andrée Gee proposed, seconded by James Reeder

It was resolved unanimously to endorse the following and recommend to the Broads Authority to do the same:

- **The Local Plan for the Broads, Habitats Regulations Assessment and Sustainability Appraisal for consultation**
- **The consultation approach**
- **Any minor changes or amendments be delegated to the Head of Planning and Director of Delivery**
- **The fallback position, if required, for submitting the Local Plan to the Planning Inspectorate to be delegated to the Chief Executive in consultation with the Chair of the Broads Authority and the Chair of the Planning Committee.**

The Chair thanked the Planning Team for their efforts to produce the Local Plan for the Broads and its supporting documentation.

14. Consultation Responses

The Planning Policy Officer (PPO) introduced the report, which documented the draft responses to the following consultations documented in Appendix 1 of the report:

- Defra consultation on Biodiversity Net Gain for nationally significant infrastructure projects
- Defra consultation on improving the implementation of Biodiversity Net Gain for minor, medium and brownfield development
- Ministry of Housing, Communities and Local Government (MHCLG) technical consultation on reform of planning committees.

Appendix 2 of the report detailed consultation responses previously submitted. Appendix 3 of the report detailed a MHCLG consultation on reforming site thresholds which, on reading it, no response was proposed. The PPO proposed to discuss each section of the report in turn and welcomed members' feedback on the draft responses.

Defra consultation on Biodiversity Net Gain for nationally significant infrastructure projects
The government was seeking views on the implementation of Biodiversity Net Gain (BNG) for nationally significant infrastructure projects (NSIPs). These types of projects were not determined by Local Planning Authorities like the Broads Authority, however the proposal was to allocate some stages of BNG to Local Planning Authorities (LPAs) including the Broads Authority. The response sought clarifications on the scope of the proposal, on who pays the LPA's costs associated with the proposal and the mechanism for challenging BNG proposals on NSIPs.

Defra consultation on improving the implementation of Biodiversity Net Gain for minor, medium and brownfield development

This consultation sought to address some of the issues with BNG since it was mandated in February 2024. The consultation included options around extending exemptions, simplifying the small sites metric, improving access to the off-site market and addressing specific challenges for brownfield developments and their associated open mosaic habitats. A proposal was to exempt all minor development from BNG and the response reflected concerns of the accumulative effect these exemptions would have on the Broads.

Ministry of Housing, Communities and Local Government technical consultation on reform of planning committees

The Head of Planning explained that the (MHCLG) consultation sought feedback on proposed actions to reform planning committees: the introduction of a national scheme of delegation, specifications for the size and composition of committees and the introduction of mandatory training for all planning committee members. The government had heeded previous consultation feedback and agreed to exempt National Park Authorities from the proposals concerning a national scheme of delegation and the size and composition of committees. On the remaining proposal, mandatory training for planning committee members, the response agreed with the proposed national training scheme, suggested the need for further specialist training by LPAs and included an assumption on how this LPA training would be funded.

Harry Blathwayt proposed, seconded by James Harvey

It was resolved unanimously to endorse the nature of the proposed responses to the Defra consultation on Biodiversity Net Gain for nationally significant infrastructure projects, the Defra consultation on improving the implementation of Biodiversity Net Gain for minor, medium and brownfield development and the MHCLG technical consultation on reform of planning committees.

The PPO confirmed that three of the completed consultation responses in Appendix 2 of the report had been shared with Members via email prior to submission: MHCLG consultation on speeding up build out, Filby Neighbourhood Plan review 2024 and Broadland and South Norfolk district-wide Design Codes. A fourth completed consultation, MHCLG Implementing measures to improve Build Out transparency, was of a technical nature and had been responded to by the PPO.

The remaining Appendix 2 consultation was a call for evidence requested by the Department for Energy Security and Net Zero on solar on car parks and electric vehicle charging. The PPO had engaged the Authority's Carbon Reduction Project Manager in the production of this consultation response.

The final consultation, in Appendix 3, was requested by the MHCLG on reforming site thresholds. The main changes proposed were to bring a medium category into the site thresholds for development. No response was proposed.

15. Notes of the Heritage Asset Review Group meeting held on 13 June 2025

The Committee noted the minutes of the Heritage Asset Review Group meeting held on 13 June 2025. The Chair thanked the Heritage and Design Team for their work organising the tour of the listed bridges on the River Wensum, Norwich.

The Chair indicated that the next HARG meeting would be held online on Friday 3 October 2025.

16. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State since the last meeting. The Development Manager highlighted that one appeal decision had been received which was a dismissal of the appeal regarding the replacement quay heading at Riversdale House, Barton Turf. The Head of Planning added that the Planning Inspector's decision supported the Authority's policies regarding "securing high quality design" and "expecting development to protect, preserve or enhance the significance and setting of heritage assets and the elements that contribute to the Broads' distinctive character".

17. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 16 May to 3 July 2025 and any Tree Preservation Orders confirmed within this period.

18. Other items of business

There were no other items of business.

19. Date of next meeting

Since the meeting, it had been agreed to cancel the meeting scheduled for 15 August 2025. The next meeting would be on **Friday 12 September 2025** at the National Centre for Writing, Dragon Hall, 115-123 King Street, Norwich, NR1 1QE, commencing at 10:00am.

The meeting ended at 12:43pm.

Signed by

Chair

Appendix 1 – Declaration of interests Planning Committee, 18 July 2025

| Member | Agenda/minute | Nature of interest |
|---------------|----------------------|--|
| Andrée Gee | 7.2 | East Suffolk Councillor - other registerable interest. |

DRAFT

Planning Committee

12 September 2025

Agenda item number 10

Enforcement update

Report by Development Manager

Summary

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

Recommendation

To note the report.

| Committee date & Case number | Location | Infringement | Action taken and current situation [date of update] |
|--|--|--|---|
| 14 September 2018 BA/2018/0047/ UNAUP3 | Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter | Unauthorised static caravans (Units X and Y) | <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. October 2018 to February 2019. • Planning Contravention Notices served 1 March 2019. |

| Committee date & Case number | Location | Infringement | Action taken and current situation [date of update] |
|------------------------------|----------|--------------|---|
| | | | <ul style="list-style-type: none"> • Site being monitored 14 August 2019. • Further caravan on-site 16 September 2019. • Site being monitored 3 July 2020. • Complaints received. Site to be visited on 29 October 2020. • Three static caravans located to rear of site appear to be in or in preparation for residential use. External works requiring planning permission (no application received) underway. Planning Contravention Notices served 13 November 2020. • Incomplete response to PCN received on 10 December. Landowner to be given additional response period. • Authority given to commence prosecution proceedings 5 February 2021. • Solicitor instructed 17 February 2021. • Hearing date in Norwich Magistrates Court 12 May 2021. • Summons issued 29 April 2021. • Adjournment requested by landowner on 4 May and refused by Court on 11 May. • Adjournment granted at Hearing on 12 May. • Revised Hearing date of 9 June 2021. • Operator pleaded 'not guilty' at Hearing on 9 June. Trial scheduled for 20 September at Great Yarmouth Magistrates Court. • Legal advice received in respect of new information. Prosecution withdrawn and new PCNs served on 7 September 2021. |

| Committee date & Case number | Location | Infringement | Action taken and current situation [date of update] |
|------------------------------|----------|--------------|---|
| | | | <ul style="list-style-type: none"> • Further information requested following scant PCN response and confirmation subsequently received that caravans 1 and 3 occupied on Assured Shorthold Tenancies [27/10/2021] • Verbal update to be provided on 3 December 2021 • Enforcement Notices served 30 November, with date of effect of 29 December 2021. Compliance period of 3 months for cessation of unauthorised residential use and 4 months to clear the site [06/12/2021] • Site to be visited after 29 March to check compliance. 23 March 2022 • Site visited 4 April and caravans appear to be occupied. Further PCNs served on 8 April to obtain clarification. There is a further caravan on site [11/04/2022] • PCN returned 12 May 2022 with confirmation that caravans 1 and 3 still occupied. Additional caravan not occupied. • Recommendation that LPA commence prosecution for failure to comply with Enforcement Notice [27/05/2022] • Solicitor instructed to commence prosecution [31/05/2022] • Prosecution in preparation [12/07/2022] • Further caravan, previously empty, now occupied. See separate report on agenda [24/11/2022] • Planning Contravention Notice to clarify occupation served 25 November 2022 [20/01/2023] • Interviews under caution conducted 21 December 2022 [20/01/2023] • Summons submitted to Court [04/04/2023] |

| Committee date & Case number | Location | Infringement | Action taken and current situation [date of update] |
|------------------------------|----------|--------------|---|
| | | | <ul style="list-style-type: none"> • Listed for hearing on 9 August 2023 at 12pm at Norwich Magistrates' Court [17/05/2023] • Operator pleaded 'not guilty' at hearing on 9 August and elected for trial at Crown Court. Listed for hearing on 6 September 2023 at Norwich Crown Court [09/08/2023] • Hearing at Norwich Crown Court adjourned to 22 September 2023 [01/09/2023] • Hearing at Norwich Crown Court adjourned to 22 December 2023 [26/09/2023] • Hearing postponed at request of Court, to 8 April 2024 rescheduled date [16/01/2024] • Hearing postponed at request of Court, to 14 May rescheduled date [10/04/2024] • Court dismiss Defendants' application to have prosecution case dismissed. Defendants plead 'not guilty' and trial listed for seven days commencing 23 June 2025 [14/05/2024] • Officers attended pre-trial hearing and date of full trial confirmed as above. No further information added by defendant. [21/03/2025] • 26th June 2025 - Trial took place at Crown Court. All defendants pleaded guilty before Jury sworn in. Proceeding adjourned until 25th July 2025 for sentencing hearing. • July sentencing cancelled by the court. New date set for Monday 6th October. |

| Committee date & Case number | Location | Infringement | Action taken and current situation [date of update] |
|--|--|--|--|
| 13 May 2022 BA/2022/0023/ UNAUP2 | Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter | Unauthorised operation development comprising erection of workshop, kerbing and lighting | <ul style="list-style-type: none"> • Authority given by Chair and Vice Chair for service of Temporary Stop Notice requiring cessation of construction 13 May 2022 • Temporary Stop Notice served 13 May 2022. • Enforcement Notice and Stop Notice regarding workshop served 1 June 2022 • Enforcement Notice regarding kerbing and lighting served 1 June 2022 • Appeals submitted against both Enforcement Notices [12/07/2022] • Appeals dismissed and Enforcement Notices upheld 29 July 2024. • Workshop to be dismantled and removed off site within two months; all associated structures and fixtures to be removed off site, services (electricity) to be disconnected and infrastructure to be removed off-site and the land to be made good within three months • Kerbed structure and lighting columns to be taken down and electricity connections to be taken up, all within two months; all structures, materials and associated debris arising from the above to be removed off site and the land to be made good within three months [30/07/2024] • Site visit to be carried out and owner reminded of compliance periods [27/09/2024] • Discussions continuing, held up by court case on other issue. [19/12/2024] |
| 21 September 2022 BA/2017/0006/ UNAUP1 | Land at Loddon Marina, Bridge Street, Loddon | Unauthorised static caravans | <ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of unauthorised static caravans. • Enforcement Notice served [04/10/2022] • Enforcement Notice withdrawn on 19 October due to minor error; corrected Enforcement Notice re-served 20 October 2022 |

| Committee date & Case number | Location | Infringement | Action taken and current situation [date of update] |
|---|---|---|---|
| | | | <ul style="list-style-type: none"> • Appeals submitted against Enforcement Notice [24/11/2022] • Appeals dismissed and Enforcement Notices amended and upheld 29 July 2024. • Residential use of the caravans to cease, the caravans and associated structures, fixtures, fittings and domestic paraphernalia to be removed off site, services (including water and electricity) to be disconnected and infrastructure to be removed off-site and the land to be made good, all within six months [30/07/2024] • Owner to be reminded that notice to be complied with by 29 January 2025 [27/09/2024] • Discussions continuing [26/11/2024] |
| <p>9 December 2022 BA/2018/0047/ UNAUP3</p> | <p>Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter</p> | <p>Unauthorised static caravan (Unit Z)</p> | <ul style="list-style-type: none"> • Planning Contravention Notice to clarify occupation served 25 Nov 2022. • Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of unauthorised static caravan • Enforcement Notice served 11 January 2023 [20/01/2023] • Appeals submitted against Enforcement Notice [16/02/2023] • Appeals dismissed and Enforcement Notices amended and upheld 29 July 2024. • Residential use of the caravan to cease within two months; the caravan and associated structure or fixtures to be removed off site, services (electricity and water) to be disconnected and infrastructure to be removed off-site and the land to be made good within three months [30/07/2024] • Site visit to be carried out and owner reminded of compliance periods [27/09/2024] |

| Committee date & Case number | Location | Infringement | Action taken and current situation [date of update] |
|--|--|---|--|
| | | | <ul style="list-style-type: none"> Discussions continuing, held up by court case on other issue. [19/12/2024] |
| 31 March 2023 BA/2023/0004/ UNAUP2 | Land at the Berney Arms, Reedham | Unauthorised residential use of caravans and outbuilding | <ul style="list-style-type: none"> Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of the caravans Enforcement Notice served 12 April 2023 Enforcement Notice withdrawn on 26 April 2023 due to error in service. Enforcement Notice re-served 26 April 2023 [12/05/2023] Appeal submitted against Enforcement Notice [25/05/2023] Appeals dismissed and notice upheld with variations [22/04/2025] |
| 2 February 2024 BA/2022/0007/ UNAUP2 | Holly Lodge, Church Loke, Coltishall | Unauthorised replacement windows in listed building | <ul style="list-style-type: none"> Authority given to serve a Listed Building Enforcement Notice requiring the removal and replacement of the windows and the removal of the shutter. Compliance period of 15 years LPA in discussions with agent for landowner [10/04/2024] No resolution achieved through discussion. Legal advice sought [29/08/2024] Case review – Listed Building Enforcement Notice to be served, in process of content being considered and drafted. Listed Building Enforcement Notice served by hand on Friday 24th January. Appeal submitted and valid – start date 19/03/2025. Will be dealt with by compliance officer [21/03/2025] |

Author: Steve Kenny

Date of report: 28 August 2025

Background papers: Enforcement files

Planning Committee

12 September 2025

Agenda item number 11

BA/2025/0002/TPO 2A The Street, Geldeston

Report by Heritage and Design Manager

Summary

A Provisional Tree Preservation Order (TPO) has been served on two trees at 2a The Street, Geldeston.

A single objection was received to the TPO.

Recommendation

To consider whether to confirm the TPO. The Authority's recommendation is that it is confirmed.

1. Background

- 1.1. As part of its obligation as a Local Planning Authority (LPA), the Broads Authority is required to consider the serving of Tree Preservation Orders (TPOs) on trees which are considered to be of amenity value and where it is expedient to do so. The Town and Country (Tree Preservation) (England) Regulations) 2012 sets out the procedure relating to TPOs and government guidance (Tree Preservation Orders and trees in conservation areas, 2014) provides further information.
- 1.2. This report explains how this process has been carried out in respect of an oak tree and a sycamore tree at 2a The Street, Geldeston (BA/2025/0002/TPO).

2. Tree Preservation Order procedure

- 2.1. There are two prerequisites which must be met for a tree to be considered for protection through a TPO; firstly, the tree must be of amenity value, and secondly the expediency of serving the order. There are many trees in the Broads which are of sufficient amenity value to qualify for TPO status, but which are not protected as it is not considered expedient to do so. When considering expediency, one of the factors considered by the LPA is whether the trees are under threat. The TPO process is not a designation like, for example, a conservation area which is made following an assessment of particular character, but it is a response to a set of circumstances.
- 2.2. Typically, the consideration of a tree for a TPO designation will arise in connection with either a Section 211 notification, notifying the authority of proposed works to trees

within a conservation area (as is the case in this instance) or a development proposal, either through a formal planning application or a pre-planning application discussion. At a site visit or when looking at photos or other visual representation, a case officer may see there is a tree on the site which is potentially of amenity value and under threat from the proposed development. The case officer will consult the Authority's Arboricultural Consultant, who may need to investigate further and will visit the site and make an assessment of the tree under the 2012 Regulations. If the tree is considered to meet the criteria in the Regulations, then the LPA will consider whether a provisional TPO should be served.

- 2.3. After a provisional TPO has been served there is a consultation period, which gives the opportunity for the landowner and other interested parties to comment.
- 2.4. The Regulations require that a provisional TPO must be formally confirmed by the LPA within 6 months of it being served; if it is not confirmed then it will automatically lapse.
- 2.5. The Authority's scheme of delegation allows provisional TPOs to be served and for non-controversial TPOs (i.e. where no objections have been received) to be confirmed by officers under delegated powers.
- 2.6. Where an objection has been received as part of the consultation process the decision on whether or not to confirm the provisional TPO is made by the Planning Committee.

3. The potential Tree Preservation Orders at 2a The Street, Geldeston

- 3.1. The site is located on the corner of Station Road and The Street, just to the west of Geldeston village centre, within the Geldeston Conservation Area. The site is a prominent one positioned on the corner of cross-roads, with the north boundary facing The Street and the west boundary on Station Road. A bungalow occupies the site and is the only property on the east side of Station Road with open water meadows immediately to the south. The site has a hedge surrounding it to its north and west boundaries and a post and rail fence to its southern boundary.
- 3.2. The Geldeston Conservation Area Appraisal makes clear the contribution that trees make to the character of the village, stating 'the position of Geldeston conservation area on a slope beside the Waveney and the extensive tree cover around and within it means that it is all but hidden from both the river and the surrounding landscape. Views of the village ...from the open marshland to the south are restrained by this tree cover' (p8). The site is specifically mentioned as a site where there are important trees or hedges in the section on important Trees, Hedges and Significant Open Spaces (p16), with its 'mature hedges and young trees including oaks' being identified as being of significance to the conservation area.
- 3.3. Both trees covered by the Provisional Tree Preservation Order are healthy, early mature specimens. T1 (the oak) is located within the hedge towards the corner of Station Road

and The Street and is a prominent feature on this crossroads. There are a number of other trees in the vicinity and these large trees are characteristic of the area. T1 is a particularly prominent feature when entering the village from the north travelling south down Geldeston Hill and equally when entering from Station Road to the south (where along with the sycamore the cluster of trees marks the entrance into the village from the more open countryside beyond). T2 (the sycamore) is positioned just to the south along Station Road and is set back from the boundary by a couple of metres. It is close to the southern boundary of the plot, beyond which are open water meadows, which result in it being very prominent when viewed from the south and also filtering the views of the village from the rural area beyond.

- 3.4. On the 25th of March 2025, a treeworks application was received to pollard both trees to a height of 3-4m. Our Arboricultural Consultant considered the proposed works to be inappropriate on the basis that both trees are situated close to the road frontage and have high visual amenity as an integral part of the streetscene. The proposed pollarding would both compromise the visual amenity of the trees but also their future health. It was recognised that some management of the trees may be required but that the pollarding as proposed was inappropriate.
- 3.5. Geldeston Parish Council has also objected to the works on the grounds of the visual impact on the landscape and conservation area and that the severity of the pollarding would potentially kill the trees.
- 3.6. On 24 April 2025 a provisional TPO was served on the trees. This must be confirmed by 24 October 2025.
- 3.7. On 28 April 2025 a letter objecting to the TPOs was received.
- 3.8. At the Planning Committee meeting on 18 July 2025 members decided that a site visit to inspect the trees was not necessary.

4. Next steps

- 4.1. At Planning Committee on 12 September 2025 there will be a presentation with photographs of the site for Members' consideration along with this report.
- 4.2. The Authority's Arboricultural Consultant considers that the trees detailed in this report are worthy of a TPO as they are in good condition, with a likely retention span of 40-100 years and they are publicly visible making a positive contribution to the street scene, as explained at 3.2 and 3.3 above. The proposed treeworks would result in a threat to their appearance and future health.
- 4.3. Objections have been received, and the following Statement of Case sets out those objections formally, along with the response from the Arboricultural Consultant.

| No. | Representation | Response |
|-----|---|---|
| 1. | The TPO is considered totally unnecessary and the objector would like to ask why other trees in Dockney and the local area have not also had a TPO? | A treeworks application was received for severe pollarding of both trees to a height of 3-4m. The BA could <i>either</i> allow these works to proceed or serve a TPO. As the proposed works would be detrimental to both the amenity of the area and conservation area and the long term health of the trees, we had no option but to serve a TPO to ensure the trees' retention and appropriate management in the future. Other trees (such as three trees suggested by the objector in Dockney) have not been served with a TPO as it would not be expedient to do so, given that there is no known threat to those trees. |
| 2. | The residents have no intention of felling either tree and have always managed the trees to the best of their ability. | Although the owner may not intend to fell the trees, the proposed works would significantly alter the appearance of the trees in such a way that it would be detrimental to the visual amenity of the area and wider landscape. They would also compromise the future health of the trees. It is positive that the owners want to maintain the trees and we will work with them to find an appropriate manner of doing so. |
| 3. | BA budget could be better spent elsewhere. | One of the statutory functions of the Local Planning Authority required by planning legislation is to ensure that trees are protected where necessary and that conservation areas are protected and enhanced. It is therefore necessary for budget to be spent on this obligation. |

4.4. Members should consider this Statement of Case when considering whether to confirm the TPO.

5. Recommendation

5.1. It is recommended that the provisional Tree Preservation Order at 2a The Street, Geldeston is confirmed.

5.2. Documents relating to the TPO are attached to this report.

Author: Kate Knights

Date of report: 21 August 2025

Background papers: TPO (BA/2025/0002/TPO) file

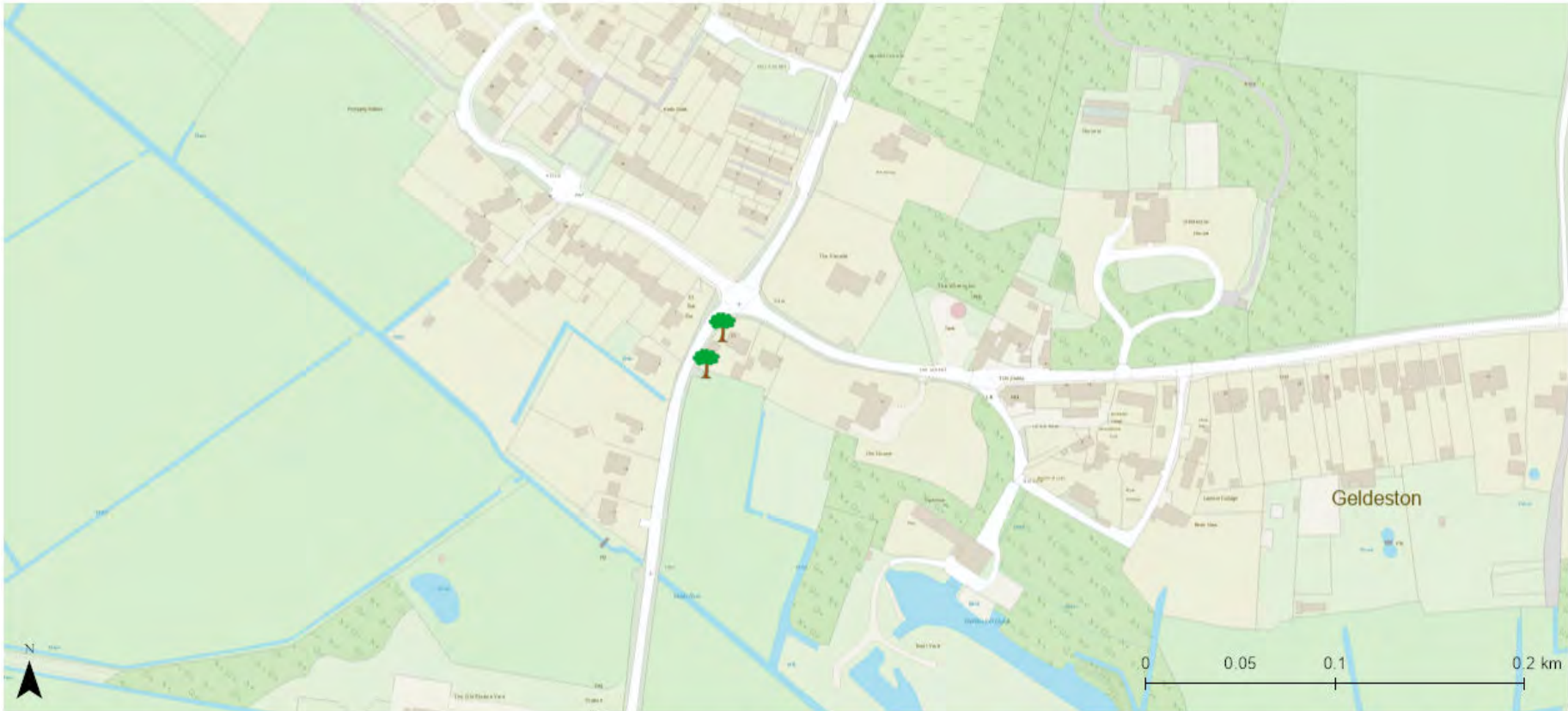
Appendix 1 – [Location maps](#)

Appendix 1 – Location maps

BA/2025/0002/TPO - 2A The Street, Geldeston



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Planning Committee

12 September 2025

Agenda item number 12

Consultation responses

Report by Planning Policy Officer

Summary

This report informs the Committee of the officer's proposed response to planning policy consultations received recently and invites members' comments and guidance.

Recommendation

To note the report and endorse the nature of the proposed response.

1. Introduction

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

Author: Natalie Beal

Date of report: 29 August 2025

Appendix 1 – [Planning Policy consultations received](#)

Appendix 2 – [Planning Policy consultations submitted](#)

Appendix 1 – Planning Policy consultations received

Strumpshaw Parish Council

Document: Strumpshaw Neighbourhood Plan [Strumpshaw Neighbourhood Plan Review | Broadland and South Norfolk](#)

Due date: 26 September 2025

Status: Regulation 16

Proposed level: Planning Committee endorsed

Notes

The Strumpshaw Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is about the use and development of land over a 20-year period, 2025-2045. Once the Neighbourhood Plan is ‘made’, it will form part of the development plan for Broadland District Council, the Broads Authority and Norfolk County Council, informing their determination of planning applications. Strumpshaw Parish Council will also use the Neighbourhood Plan to respond to planning applications.

Proposed response

Summary of response

The Neighbourhood Plan is welcomed. There are some detailed comments, but also objections.

Neighbourhood Plan

- Images need alt text
- 1.7 and 1.8 – I have not seen people named in a NP document before and not sure it is needed.
- Para 2.3, 2.7 – the Broads is not a National Park. The area is the Broads Authority Executive Area. When you describe the Broads, it has a status equivalent to a National Park and is a member of the National Park family.
- 2.9 – there is a random reference to ‘and Broads Authority’ which does not seem to fit.
- 2.9 – you need to mention the Broads Landscape Character Assessment.
- 2.19 – the Norfolk Minerals and Waste Local Plan was adopted in 2025.
- Social objective 2 refers to streetlights twice: 2. Resist the introduction of streetlights (including streetlighting) in order to maintain dark skies.
- Para 5.32 states that there are 12 LBs in the parish but earlier in the document (para 2.13) the document states that there are 8. As they are listed in the later paragraph I assume this is the correct figure so para 2.13 needs to be amended.
- 5.5 – does this information need to be made up to date as we are in August 2025 now?

- **Objection** – lack of clarity about whether this Neighbourhood Plan is amending the settlement boundary or not. We have raised this issue before. Figure 21 says in the key ‘revised settlement boundary’ and then in the title of the figure ‘Note, the settlement boundary has been extended to incorporate the Mill Meadow development and Strumpshaw Community Hall site on Mill Road, Strumpshaw’ – so has this Neighbourhood Plan amended the settlement boundary that was in the adopted GNLP? If it has, then where is this set out in policy? If it has now, then why is this phrasing used?
- Policy STR1 – what is the definition of ‘easy walking distance’? Isn’t it the case that dwellings need to be in the development boundary? If so, depending on the definition of ‘easy walking distance’, what if a dwelling is in the settlement boundary but not within ‘easy walking distance’? If the policy and Local Plan policies direct dwellings to settlement boundaries, is the criterion relating to ‘easy walking distance’ needed?
- Footnote 9 – says ‘infull’ – think that should be ‘infill’.
- Para 5.28 is not written well. ‘The NPPF, recognises that new employment or economic development should be sensitive to its surroundings and ~~does~~ not have an unacceptable impact on the character of the area, the amenity of local residents and valued environmental assets. This is particularly important to Strumpshaw. ~~There is concern that~~ any new business development should not have an adverse impact on the quiet, natural and built environment of Strumpshaw’.
- Throughout – whilst reference to the current Neighbourhood Plan and also explanation of changes is useful for this consultation document, considering this new Plan will replace the 2014 Plan, in the final version of the new Plan, references to the 2014 plan could mostly be deleted. This would make the new Plan a bit more succinct.
- Page 42 – list of NDHAs – Buckenham Railway Station has group value with other stations on the line; Buckenham Ferry Drainage Mill has group value with other drainage mills in the Broads
- STR3 does not say anything about location criteria. Should the new businesses be in the settlement boundary of Strumpshaw for example? Or does the Plan defer to the Local Plans for location criteria?
- 5.36 – I am not sure what the last part of this para means. It says ‘This list is therefore not exhaustive’. But that is the list of assets that are identified in the Plan. Are you saying that more could be added in the future or more assets could be discovered through development proposals. The last para may need a bit more explanation.
- 6.5 – think in first sentence you mean ‘Broads Landscape Character Assessment’.
- Supporting text to STR5 needs to mention our policy and guide on biodiversity enhancement.
- STR5, last criterion, f. This does not seem to be a form of biodiversity enhancement. It is different. I wonder if it needs to not be listed as it is but perhaps moved to above

‘enhancing biodiversity’. Also, there is nothing really in the supporting text about a buffer. What kind of width should this buffer be? What sites does it relate to?

- STR6 – I am not sure what an applicant is meant to do to meet the requirements of this policy. I am not sure what a Development Management Officer, determining an application, is meant to do to help implement this policy. What are the actions that are needed to be taken?
- Figure 40 – I think the large yellow area in the middle of the map indicated the views from A1, 2, 3, 4, 5. Should this not be displayed as triangles like the other views?
- STR10 identifies areas that have surface water flooding at the moment. These come from suggestions from the public – has evidence been provided for these issues? Also, in the policy, there is no instruction related to the list of areas with surface water issues. What is an applicant or Development Management Officer to do if a scheme is near to or at one of these sites? Or should the list actually be a community action – in that the Parish Council will lobby or liaise with the landowner, or relevant authority to get the area of surface water improved? For example, if on a highway, it can be reported to Norfolk County Council via the online forms.
- The supporting text to STR10 does not talk about water recycling centre issues or SuDS.
- 7.1 and 7.2 – are there peak hour, weekday services serving these bus stops?
- STR11 – what are the risks that need to be reduced? Are there specific issues which development could address? Can development be expected to sort out current issue, or is it more that schemes are encouraged to address the specific issues in the Parish?
- **Objection STR12** – The Neighbourhood Plan Group, Broadland Council and Broads Authority had conversations prior to this consultation stage on some issues that a Member of the Broads Authority raised regarding the HRA and SEA screening. As a result of those conversations, it was agreed to amend STR12 so that it includes a requirement that any new access to open countryside avoids environmentally sensitive N2K sites. This amendment has not been made. The policy needs to be amended in line with this comment.
- 8.10, 8.11 and the policy itself – STR13 is highlighted in yellow.
- **Objection STR13** – part three that refers to proposals for change of use. The criteria there are different to Local Plan for the Broads policy DM44. DM44 says ‘Applications for the change of use or redevelopment of an existing community, visitor or recreational facility or service that meets a local need or contributes to the network of facilities through the Broads will only be permitted where: a) It can be proven that there is no community need for the service/facility; or b) It can be demonstrated through a viability assessment that the current use is economically unviable’. The Inspector changed the draft policy, which included a criterion along the lines of providing another facility elsewhere. See para 97 of [Broads-Authority-Local-Plan-Report-April-2019.pdf](#). We made this point at the last consultation stage.

- **Objection STR13** – final part of policy ‘proposals for the following...’. Suggest ‘subject to other policies in the Development Plan’ is added. This is because the design and location of such community infrastructure are important considerations and as worded, it is a sweeping statement implying that anything goes. We made this point at the last consultation stage.
- STR14 – typo – ‘Appropriate proposals to increased biodiversity value of the site’.
- 10.5 – this is not quite correct. The NPPF at para 34 says Local Plans should be *reviewed* every 5 years and then updated as necessary.

Design Guide

- Page 31, reference to 110I/p/d – not just the Local Plan for the Broads, but also the Greater Norwich Local Plan.
- As the Character Area Appraisal for Area 10 is combined with that for Area 1 at the beginning of this section, should there be a note between the Assessment of Area 9 and Area 11 that Area 10 is on page 39?

North Norfolk District Council

Document: Local Plan – Main Modifications consultation www.north-norfolk.gov.uk/localplanconsultation

Due date: 17 September 2025

Status: Main Modifications consultation

Proposed level: Planning Committee endorsed.

Notes

As part of the ongoing North Norfolk Local Plan Examination, the Council is inviting representations on the **Main Modifications** and **Policy Map Changes** that the Inspector considers will be required to make the North Norfolk Local Plan sound.

Proposed response

- E6 1 d i and E6 3 b i. Given that the Broads is a protected landscape and part of the family of national parks, it is not clear why the Broads is not included in the same sentence as the National Landscape. If you are relying on ENV1, then why mention the National Landscape; that is referred to in ENV1? The best thing, to meet the LUR Act 2024 provisions to further the purposes of the Broads, is to mention the Broads when the National Landscape is mentioned. This is a very simple amendment and it is not clear why this has not been done – we made this comment as part of the MIQs - [eh014-b-broads-authority-response-to-miqs-matter-8.pdf](#).
- E7 – given that the Broads is a protected landscape and part of the family of national parks, and that there is a presumption against touring caravan and camping sites not to be in the National Landscape, presumably because of concerns about the impact on the landscape (although there is no mention about this in the supporting text), it is not clear why the impact on the Broads is not mentioned in this policy. The best thing, in order to meet the LUR Act 2024 provisions to further the purposes of the Broads, is to mention the Broads in this policy. This is a very simple amendment and it is not clear why this has not been done – we made this comment as part of the MIQs - [eh014-b-broads-authority-response-to-miqs-matter-8.pdf](#).
- E8 – given that the Broads is a protected landscape and part of the family of national parks, and that there is a presumption against new tourist attractions and extensions not to be in the National Landscape, presumably because of concerns about the impact on the landscape (although there is no mention about this in the supporting text), it is not clear why the impact on the Broads is not mentioned in this policy. The best thing, in order to meet the LUR Act 2024 provisions to further the purposes of the Broads, is to mention the Broads in this policy. This is a very simple amendment and it is not clear why this has not been done – we made this comment as part of the MIQs - [eh014-b-broads-authority-response-to-miqs-matter-8.pdf](#).

- ENV1 – MM17 – footnote 79 in tracked change document and footnote 1 in MM document - if you refer to the special qualities of the National Landscape, you need to refer to the special qualities of the Broads. You can find the list here in the Broads Plan: [Introduction](#) or successor document. They are also listed in the Local Plan.
- ENV1 – MM17 – footnote 80 in tracked change document and footnote 2 in MM document – as this refers to major development in terms of protected landscape, and then refers to the footnote in the NPPF, then it should also refer to the fact that the Local Plan for the Broads has a policy relating to Major Development – DM1.
- Wind power section and maps (figure 5) – between the time the Local Plan was submitted to now, the requirements to identify land suitable for wind power is now no longer needed. That change is outside of the NPPF – it was put into place through a policy statement: [Policy statement on onshore wind - GOV.UK](#). This says the changes would take place immediately, from 8 July 2024. As such, does this Local Plan need to identify areas suitable for wind? This is in the context of our response to the MIQs [eh015-e-broads-authority-response-to-miqs-matter-9.pdf](#) where we query the appropriateness of identifying land right up to the Broads Authority Executive Area to be suitable for wind. Figure 5 now shows the Broads, but still says it is suitable for turbines up to the boundary; 1) why have our comments not been considered? 2) given the amended LUR Act 2024 which says that the purposes of the Broads should be furthered, how is enabling turbines up to the boundary of a protected landscape furthering this? 3) fundamentally, it seems identifying areas suitable for wind is no longer a requirement, so why do it? In terms of number 3, considering turbines on a case by case basis would enable impacts on the Broads to be considered. Identifying the entire area up to the boundary of the Broads means just that – NNDC thinks that turbines on the boundary of the Broads is acceptable.
- HC6 – There are no proposed changes to HC6. This policy covers telecommunications apparatus and infrastructure. These could have an impact on the Broads and its setting. This policy needs to refer to the impact on the Broads and its setting of some schemes. Given the amended LUR Act 2024 which says that the purposes of the Broads should be furthered, the absence of consideration of the impact of telecommunications infrastructure and apparatus on the Broads is not furthering the purposes. We raised this comment in the MIQs: [eh016-e-broads-authority-response-to-miqs-matter-10.pdf](#).

Appendix 2 – Planning Policy consultations submitted

South Norfolk District Council

Document: [South Norfolk District Council - Landscape Susceptibility in relation to Energy Generation, Storage and Transmission - SPD](#)

Due date: 01 September 2025

Status: Draft SPD

Proposed level: For information – proposed response was sent to Members by email for comment.

Notes

In 2024, South Norfolk Council commissioned The Landscape Partnership to undertake a study to assess the sensitivities and capacities of these various landscapes of South Norfolk district to accommodate energy-related NSIP and non-NSIP projects.

The aim of the study is to provide guidance for those seeking to identify suitable sites for the location of energy generation, storage and transmission projects. It will also be used to inform the council's responses to such proposals in the context of national and local planning policies and the need to reasonably minimise any adverse effects on the landscape and communities of South Norfolk.

The SPD plans positively for energy-related infrastructure but there is also high regard for the intrinsic beauty of the district and to safeguard it for generations to come. The study is written as an evidence document for protecting South Norfolk landscapes from inappropriate development that would harm that intrinsic beauty and character.

Proposed response

Summary of response

In general, the SPD does not refer to the Broads Authority or the Broads as much as it needs to. We have met with the Council to discuss our concerns, and they asked us to draft a section for inclusion. Please find below some detailed comments. Towards the end, we include some proposed text that relates to the impact of schemes on the Broads.

Detailed comments on proposed SPD

1.2.1 – needs to reference the Broads Landscape Character Assessment and the Broads Landscape Sensitivity Study – scheme proposals may be near to the Broads.

1.5.2 - this section sets out the study area and states 'excluding areas within the Norwich City administrative boundary'. Should it add 'and excludes the area within the Broads Authority Executive Area where the Broads Authority act as the Local Planning Authority', to make clear why the area to the east is excluded?

1.6.1 – landscape sensitivity study or landscape susceptibility study?

2.2 - need to refer to NPPF 2024 para 189. This refers to the setting of the Broads.

3.4.1 – there is no reference to the Broads Landscape Character Assessment or the Broads Landscape Sensitivity Study.

Throughout - lighting associated with proposals needs to be addressed in this section. Justifying lighting in the first place and then if needed, well designed, on when needed.

4.5.8 – bullet point re agricultural land – could the land be used for grazing perhaps? If that is the case, is that worth mentioning? You mention that in 4.5.7...

4.5.8 – maybe not a landscape effect per se, but there could be potential for biodiversity enhancements. You could mention that.

In terms of solar, we have this criterion in our emerging policy, in case you wanted to mention it as well: Proposals within 300 m of a water body must demonstrate that they will not reflect polarised light that may attract aquatic insects or deceive them into laying eggs on the solar panels.

4.5.11 (and in other places) – what is ‘time depth’?

4.5.11 – is there an issue with shadow from planting, reducing the efficiency of some of the solar panels?

4.6.8 – a handy bullet on lighting, but that needs to be included in solar section as well. But it should begin with only install lighting that is justified.

Have you thought about adding images to show, for example, what an AD plant or battery storage facility look like?

4.7.6 – what does ‘a single scale of battery storage’ mean?

4.7.10 - cumulative effectiveness or cumulative effects?

4.8.30 says - ‘There is a presumption that underground cable routes are more appropriate than overhead powerlines within protected or more sensitive landscapes. The effect of overhead powerlines within the setting of the ~~National Park~~ **Broads** will also have to be carefully considered to avoid effects on the designated landscape’.

4.9.1 – you might want to mention that there have been some occasions where overhead lines have been put underground to benefit the landscape.

4.9.2 – what does a ‘single scale’ mean?

4.9.3 – are the 6 trenches temporary?

4.9.10 – are these projects underground? Maybe say that if that is the case.

4.10.11 – the description of a typical substation says it includes lighting. Yet this section says lighting is not considered, save for emergency attendance. So, do these schemes have lighting associated with them or not?

Throughout – it is not clear what is meant when it says: No external lighting, save that for emergency attendance

4.10.14 part 4 – a random number 4 in there

Comment on the Appendices

Heritage Designations map – should this show dots for listed buildings. Although it would only be indicative of their positions at this scale, it would give some idea of where they are concentrated?

Appendices 3 and 4 should be checked to ensure that they adequately have regard to the section 245 duty of the LUR Act¹. For example it is noted in some sections there are statements such as, ‘Views from the Waveney valley into the Broads increases its sensitivity’. Such statements should perhaps be amended to state ‘Intervisibility between this area and the Broads increases its sensitivity’, as it is views in both directions that need to be assessed.

General comments

This is the first round of engagement. Will you consult again on this SPD?

Currently no reference to the Local Nature Recovery Strategy, which should be included for things like planning planting to screen sites.

For the cables and pylons – I feel there should be a reference that the s.245 duty (Section 245 of the LUR Act amends the National Parks Act, the Countryside and Rights of Way Act, and the Norfolk and Suffolk Broads Act, relating to protected landscapes) means that when a preferred route is being considered, the need to direct them away from the Broads should be considered – for instance the often floated alternative route for Norwich-Tilbury requires a Norwich – Coast connection that has to go through either the Broads or the Suffolk Coast National Landscape.

You should consider adding recognition that just because you can't see a proposal, it doesn't mean there isn't a landscape impact. We include this following text in the emerging Local Plan (see below in italics). A recent appeal decision highlights this – the appeal is not about energy infrastructure, but its findings about landscape character are relevant to all development types: Planning Inspectorate APP/E9505/W/25/3359289: Manor Gates Garden, NR29 5AB. Para 6 says ‘However, even if it were completely unseen from public land, the boat cover would detract from the special qualities of the Ludham CA and the Broads’.

In simple terms Landscape and Visual Impact Assessment is a tool to identify the effects of change resulting from a specific development, and in the case of full LVIA's (EIA development) to assess the significance of the effects. The [Guidelines for Landscape and Visual Impact Assessment](#) (GLVIA3), clearly distinguishes between effects on landscape as a resource in its

¹ The Levelling Up and Regeneration Act, which received Royal Assent on 26 October 2023, included section 245 which amended Section 17A of the Norfolk and Suffolk Broads Act 1988 – placing a duty on certain bodies to further the purposes of the Broads.

own right, and effects on specific views and general visual amenity experienced by people. There are some common principles set out within chapter 3 of the guidelines that relates to both landscape and visual considerations. However, the guidelines have separate chapters (chapter 5 for Landscape effects, and chapter 6 for visual effects) to deal with the explanation of how these should be dealt with within the assessment. Furthermore, it is common and good practice for an assessment to provide the landscape baseline and visual baseline separately.

Landscape effects concern changes to landscape as a resource, the landscape fabric itself, landscape character, individual components of the landscape and the aesthetic and perceptual qualities.

Visual effects concern how people will be affected by changes in views and or visual amenity.

The Landscape Institute have recently published [Technical Guidance Note \(LITGN-2024-01\)](#) in relation to GLIVA3. One of the issues raised within the TGN provides a good reference point as an example of distinguishing between landscape and visual matters. In this instance in relation to mitigation, the statement item 4(3) of the document reads “Care should be taken to ensure landscape and visual mitigation is not confused. For example, it does not necessarily follow that screening a development from view would reduce its landscape effects, such as those on landscape character.”

Proposed new section

SPDs need to reflect amendments to the Broads Act. The Levelling Up and Regeneration Act, which received Royal Assent on 26 October 2023, amended Section 17A of the Norfolk and Suffolk Broads Act 1988. Section 17A creates a general duty of public bodies and this was amended to replace ‘shall have regard to’ with ‘must seek to further’ the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the Broads, promoting opportunities for the understanding and enjoyment of the special qualities of the Broads by the public; and protecting the interests of navigation.

I would suggest there needs to be a section in the SPD that talks about this – how the impact on the Broads and its setting will be addressed through this SPD, similar to the section on the setting of Norwich. Particularly given that section 3.7.1 says ‘When assessing the susceptibility of a landscape to change, consideration must be given to the effects of the development as perceived in neighbouring LCAs (and potentially further afield), not just the LCA in which the development is proposed’.

Please see a proposed section below. We have made the section read like the section on Norwich. The second part (Considerations for the LSS) may or may not be needed or you may wish to amend it. We are happy to discuss this with you.

Landscape setting of the Broads

The Broads is an internationally important wetland and designated protected landscape of the highest order, with a status equivalent to that of a National Park and one of Europe’s finest and most important wetlands for nature conservation.

Part of the Broads lies within South Norfolk District area. The Levelling Up and Regeneration Act, which received Royal Assent on 26 October 2023, amended Section 17A of the Norfolk and Suffolk Broads Act 1988. Section 17A creates a general duty of public bodies and this was amended to replace 'shall have regard to' with 'must seek to further' the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the Broads, promoting opportunities for the understanding and enjoyment of the special qualities of the Broads by the public; and protecting the interests of navigation.

Paragraph 189 of the 2024 NPPF says: 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads⁶⁶. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'. Footnote 66 says 'English National Parks and the Broads: UK Government Vision and Circular 2010 provides further guidance and information about their statutory purposes, management and other matters'.

South Norfolk District Council is not the Local Planning Authority for the Broads, and this SPD does not apply to the Broads. But there could be potential for some renewable energy schemes of the type discussed in this SPD within the South Norfolk administrative area to have an impact on the Broads and its setting.

When considering schemes that are near to or next to the Broads Authority Executive Area, the impact on the setting of the Broads and on the Broads will be a key consideration. South Norfolk District Council will consult and engage with the Broads Authority at an early stage in the consideration of such proposals.

The special landscape qualities of the Broads are set out in the Broads Authority's [Landscape Character Assessment](#) and the Broads' [Landscape Sensitivity Study](#) assesses the impact of renewable infrastructure on the Broads and these documents will also be used when assessing relevant planning applications.

Schemes near to the Broads will also be assessed against the special qualities of the Broads. These are listed in the Broads Plan, which is the Management Plan for the Broads. The current version can be found here: [Broads Plan 2022-27](#).

Considerations for the LSS

The following paragraphs provide commentary on how the various development scenarios identified at Section 4 would accord with the purposes of the Broads Authority.

Solar PV

Although Solar PV preserves the existing soils and vegetation cover beneath the panels it nonetheless represents a form of development and could result in the loss of land for other purposes more appropriate in this area (e.g. grazing). While it might be possible to screen

Solar PV to mitigate harm on the setting of the Broads, it is likely that there would still be some detrimental impact .

AD plants

AD plants include large structures and clamps, and these could have a substantial negative effect on the setting of the Broads. Whilst it may be possible to screen battery storage with planting, it is likely to still appear incongruous in the landscape

Battery Storage

Battery Storage represents a utilitarian form of development which could have a substantial negative effect on the setting of the Broads. Whilst it may be possible to screen battery storage with planting, it is likely to still appear incongruous in the landscape.

Overhead power lines

Overhead powerlines increase the sense of human influence and are a form of development. The scale of the structures and the topography of the Broads means that they are likely to have an adverse impact on the setting of the Broads.

Underground cable routes

Underground cable routes would have no perceived visual effect on the Broads.

Substations

A substation could have a substantial negative effect on the setting of the Broads. While it may be possible to screen a substation with planting it is likely to still appear incongruous in the landscape.

Department for Energy Security and Net Zero

Document: [Electricity network infrastructure: consents, land access and rights - consultation document](#)

Due date: 02 September 2025

Status: Proposed changes to Permitted Development Rights and consenting regimes.

Proposed level: For information.

Notes

The Department for Energy Security and Net Zero is consulting on changes to land access, rights and consents processes for electricity network infrastructure to support the transition to Net Zero and secure Clean Power by 2030. This follows an August-September 2022 Call for Evidence, which sought views and suggestions for improving current land access, rights and consents processes.

Proposed response

Summary of response

In general, the consultation document, PD rights and consenting regimes do not refer to the Broads or Broads Authority.

Comments

Q32. Do you agree that the proposed permitted development threshold of 45 cubic metres should be permitted in National Parks, National Landscapes or Heritage Coasts?

Agree/Disagree/Unsure

Disagree.

Q33. Please explain the reasons for your answer.

Firstly, there is an error with the current PD right ([The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#)). Under 'development not permitted', this fails to refer to the Broads – see part B.1 (b) (i) – this seems purposefully to not refer to article 2(3) land but includes National Parks and AONBs (now National Landscapes) but omits the Broads which has a status equivalent to a National Park. It is not clear if other parts of this consultation seek to amend this particular part of the GPD Order 2015, as the consultation fails to cross refer to the GPD Order 2015 or include specific wording. But this section must be amended to include the Broads, especially considering the Levelling up and Regeneration Act 2024 amending the duty on certain bodies to 'seek to further' the duties of the Broads Authority.

Similarly, B.2 (d) (ii) must be changed to include the Broads Authority – it currently refers to National Parks, but not the Broads Authority.

It seems that this proposed change would be to B(d) – relating to a building solely for the protection of plant or machinery. But then it could also relate to B(a) (which amongst other things, refers to ‘stations’) – the consultation is not clear. The consultation talks of sub stations (see images at Figure 2), but the PD rights do not refer to the term ‘sub stations’ – so it is presumed that the buildings could be transforming or switching stations or chambers. Again, it is not clear.

The consultation document cross refers to the Scottish PD rights. If you go here [Annex B: Development by Statutory Undertakers - Planning circular 2/2024: non-domestic permitted development rights - gov.scot](#) and scroll down to electricity sub stations you would find some more detail. The Scottish PD right does not apply ‘in cases where electricity substation infrastructure is housed in a chamber with an overall capacity exceeding 29 cubic metres and would be located within 5 metres of a dwelling or within certain areas designated for their heritage or scenic value. These areas include National Scenic Areas, National Parks, conservation areas, historic gardens or designed landscapes, historic battlefields, World Heritage Sites, the curtilage of a listed building and the site of a scheduled monument’. So, the 45 cubic metres PD right in Scotland does not apply to National Parks. Yet this is not referred to in the consultation document – this is mis-leading. Instead, the consultation document wants to allow the 45 cubic metres PD right in National Parks, and presumably the Broads (but the Broads are not referred to).

If the Government are using Scotland’s approach as a template, then the PD right needs to not apply in National Parks and the Broads and National Landscapes. Furthermore, again, if Scotland’s approach is to be followed, then the 3m height and 5m of a dwelling may need to be included. Also, it needs to be clear that if more than one up to 45 cubic metre station or adding a second will need planning permission.

Q34. Do you agree that, for substations of 30-45 cubic metres in capacity, prior approval of the local planning authority on the siting and appearance of the substation should be required where the installation of the substation takes place in National Parks, National Landscapes or Heritage Coasts?

Agree, if the Government pursues allowing 45 cubic metres in protected landscapes, despite the comments made previously.

Q35. Please explain the reasons for your answer.

If the Government pursues allowing the 45 cubic metres PD right in National Parks and the Broads, then yes, we agree with this.

Q38. Do you agree that this exemption should also apply in National Parks and National Landscapes, so that LPA notification would no longer be required?

Q39. Please explain the reasons for your answer.

We have no objections to the change. Please note that the Broads Authority is a Local Planning Authority. But also note that the Broads Authority does not seem to be referred to in [The Overhead Lines \(Exemption\) \(England and Wales\) Regulations 2009](#) or related documents,

unlike National Parks and National Landscapes – the Broads Authority has the same status as a National Park.

Q46. Do you agree that upgrades from 6.6 kV to 11 kV should also be allowed in National Parks and National Landscapes without needing to notify the LPA? Agree/Disagree/Unsure

Q47. Please explain the reasons for your answer.

We have no objections to the change. Please note that the Broads Authority is a Local Planning Authority. But also note that the Broads Authority does not seem to be referred to in [The Overhead Lines \(Exemption\) \(England and Wales\) Regulations 2009](#) or related documents, unlike National Parks and National Landscapes – the Broads Authority has the same status as a National Park.

48 Do you agree that overhead lines with a nominal voltage of up to 33 kV and up to four consumers should be exempt from requiring section 37 consent?

Disagree

49 Please explain the reasons for your answer.

We note that this is different to the other similar proposed changes in that this refers to the installation as well as maintenance of overhead electric lines. The other proposed changes in this section refer to changes to lines that are already in place. We also note there is not a question or section referring to protected landscapes in this part of the consultation. This one has the potential to have significant visual impact in protected landscapes – adding additional lines from a single pole without any consent in highly rural areas. The consultation document does not include any indication why these couldn't be undergrounded first in protected landscapes. We proposed that in protected landscapes, the Section 37 consent is required still. That being said, throughout this document, and it seems in documents relating to the Section 37 consent, only National Parks and National Landscapes are included. The Broads needs to be included as the Broads has the same status as a National Park.

Q50. Do you agree that the need to seek approval from LPAs should be removed for the replacement of open wire conductors with bundled conductors in National Parks and National Landscapes? Agree/Disagree/Unsure

Q51. Please explain the reasons for your answer.

Q52. Do you agree with the alternative proposal to amend regulation 3(1)(e) so that minor works such as the alteration or conductor type or replacement of existing poles are exempt from the need to seek approval from LPAs in National Parks and National Landscapes, subject to meeting the required conditions? Agree/Disagree/Unsure

Q53. Please explain the reasons for your answer.

In longer distance views, an unbundled wire construction is less visible. Therefore, the visual impact is not necessarily improved with a bundled wire. As such, proposals in protected

landscapes, including the Broads, need to consult with the relevant authorities – National Park Authorities and the Broads Authority.

Q54. Do you agree with the proposal to increase the allowable distance for permanent diversions to 60m for small supports and 100m for larger supports? Agree/Disagree/Unsure

Disagree

Q55. Please explain the reasons for your answer.

- *This proposal is different to other ones – it is about a new piece of infrastructure being introduced to an area.*
- *There is no mention of the impact on irreplaceable habitats. These are listed in the NPPF and could be affected by the construction of the parallel line. In the Broads, these are quite abundant.*
- *The consultation document (see para 3, page 28) refers to protected landscapes as designated areas. The consultation document seems to be breaking apart the designated areas for the permanent diversion of a line – saying that National Parks and National Landscapes are not designated areas. There is no clear reason given for this significant change.*
- *Also, it could be that lines outside the protected landscapes could be moved to within protected landscapes without due consideration.*
- *It is also not clear how the removal of the old line is secured and enforced.*
- *The consultation document does not include any indication why these diverted lines couldn't be undergrounded first in protected landscapes.*
- *We proposed that in protected landscapes, the Section 37 consent is required still and this needs to also include the Broads Authority.*

Q58. Do you agree that overhead line projects using 132 kV wooden poles should no longer be classified as Nationally Significant Infrastructure Projects (NSIPs) and therefore should not be consented under the NSIP regime? Agree/Disagree/Unsure

Q59. Please explain the reasons for your answer.

Q60. Do you agree that the distance threshold for classifying overhead line projects as NSIPs should be increased from 2km to 10km, based on the length of a single continuous line? Agree/Disagree/Unsure

Q61. Please explain the reasons for your answer.

Q62. If you believe that alternative thresholds should apply to electricity network overhead line projects, please specify what these should be. Q63. Please explain the reasons for your answer.

The only comment we have is to ensure that LPAs are consulted through the section 37 process – we presume this will remain as there is no reference to removing this requirement.

We also support single continuous lines rather than numerous such lines.

Planning Committee

12 September 2025

Agenda item number 13

Circular 28/83 Publication by Local Authorities of information about the handling of planning applications Quarter 2 (1 April to 30 June) 2025

Report by Planning Technical Support Officer

Summary

This report sets out the development control statistics for the quarter ending

Recommendation

To note the report.

1. Development control statistics

1.1. The development control statistics for the quarter ending are summarised in the tables below.

Table 1

Number of applications

| Category | Number of applications |
|--|------------------------|
| Total number of applications determined | 19 |
| Number of delegated decisions | 19 |
| Numbers granted | 18 |
| Number refused | 1 |
| Number of Enforcement Notices | 0 |
| Consultations received from Neighbouring Authorities | 16 |

Table 2

Speed of decision

| Speed of decision | Number | Percentage of applications |
|-------------------|--------|----------------------------|
| Under 8 weeks | 13 | 68.4% |
| 8-13 weeks | 0 | 0% |

| Speed of decision | Number | Percentage of applications |
|--------------------------------------|--------|----------------------------|
| 13-16 weeks | 0 | 0% |
| 16-26 weeks | 0 | 0% |
| 26-52 weeks | 0 | 0% |
| Over 52 weeks | 0 | 0% |
| Within agreed extension ¹ | 6 | 31.6% |
| Outside of agreed extension | 0 | 0% |

- 1.2. Extensions of time were agreed for six applications. All five of these were required because further information was awaited, amendments had been made to the scheme, there had been other discussions which had taken it over time or because a re-consultation was underway.

Table 3

National performance indicators: BV 109 The percentage of planning applications determined in line with development control targets to determine planning applications.

| National target | Actual |
|---|--------|
| 60% of Major applications ¹ in 13 weeks (or within agreed extension of time) | N/A |
| 65% of Minor applications ² in 8 weeks (or within agreed extension of time) | 100% |
| 80% of other applications ³ in 8 weeks (or within agreed extension of time) | 100% |

Author: Thomas Carter

Date of report: 17 July 2025

Appendix 1 – [PS1 returns](#)

Appendix 2 – [PS2 returns](#)

¹ Majors refers to any application for development where the site area is over 10,000m²

² Minor refers to any application for development where the site area is under 10,000m² (not including Household/ Listed Buildings/Changes of Use etc.)

³ Other refers to all other application types

Appendix 1 – PS1 returns

| Measure | Description | Number of applications |
|---------|--|------------------------|
| 1.1 | On hand at beginning of quarter | 33 |
| 1.2 | Received during quarter | 31 |
| 1.3 | Withdrawn, called in or turned away during quarter | 2 |
| 1.4 | On hand at end of quarter | 41 |
| 2. | Number of planning applications determined during quarter | 19 |
| 3. | Number of delegated decisions | 19 |
| 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 | 0 |
| 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

Table 1
Major applications

| Application type | Total | Granted | Refused | 8 weeks or less | More than 8 and up to 13 weeks | More than 13 and up to 16 weeks | More than 16 and up to 26 weeks | More than 26 and up to 52 weeks | More than 52 weeks | Within agreed extension of time |
|--|----------|----------|----------|-----------------|--------------------------------|---------------------------------|---------------------------------|---------------------------------|--------------------|---------------------------------|
| 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total major applications | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 2

Minor applications

| Application type | Total | Granted | Refused | 8 weeks or less | More than 8 and up to 13 weeks | More than 13 and up to 16 weeks | More than 16 and up to 26 weeks | More than 26 and up to 52 weeks | More than 52 weeks | Within agreed extension of time |
|--------------------------------------|----------|----------|----------|-----------------|--------------------------------|---------------------------------|---------------------------------|---------------------------------|--------------------|---------------------------------|
| Dwellings | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 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 | 6 | 6 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 2 |
| Minor applications total | 6 | 6 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 2 |

Table 3

Other applications

| Application type | Total | Granted | Refused | 8 weeks or less | More than 8 and up to 13 weeks | More than 13 and up to 16 weeks | More than 16 and up to 26 weeks | More than 26 and up to 52 weeks | More than 52 weeks | Within agreed extension of time |
|---|-----------|-----------|----------|-----------------|--------------------------------|---------------------------------|---------------------------------|---------------------------------|--------------------|---------------------------------|
| Minerals | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Change of Use | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Householder Developments | 11 | 10 | 1 | 7 | 0 | 0 | 0 | 0 | 0 | 4 |
| Advertisements | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Listed Building Consent to Alter/Extend | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Listed Building Consent to Demolish | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Certificates of Lawful Development ⁴ | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Notifications ⁴ | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other applications total | 15 | 13 | 2 | 11 | 0 | 0 | 0 | 0 | 0 | 4 |

⁴ Applications for Lawful Development Certificates and Notifications are not counted in the statistics report for planning applications. As a result, these figures are not included in the total row in Table 4.

Table 4

Totals by application category

| Application type | Total | Granted | Refused | 8 weeks or less | More than 8 and up to 13 weeks | More than 13 and up to 16 weeks | More than 16 and up to 26 weeks | More than 26 and up to 52 weeks | More than 52 weeks | Within agreed extension of time |
|--------------------------|--------------|----------------|----------------|------------------------|---------------------------------------|--|--|--|---------------------------|--|
| Major applications | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Minor applications total | 6 | 6 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 2 |
| Other applications total | 13 | 12 | 1 | 9 | 0 | 0 | 0 | 0 | 0 | 4 |
| TOTAL | 19 | 18 | 1 | 13 | 0 | 0 | 0 | 0 | 0 | 6 |
| Percentage (%) | | 94.7% | 5.3% | 68.4% | 0% | 0% | 0% | 0% | 0% | 31.6% |

Planning Committee

12 September 2025

Agenda item number 14

Appeals to the Secretary of State update

Report by Development Manager

Summary

This report sets out the position regarding appeals against refusals of planning permission by the Broads Local Planning Authority.

Recommendation

To note the report.

| Application reference Appeal reference PINS reference | Applicant | Start date of appeal | Location | Nature of appeal/ description of development | Decision and dates |
|--|------------------|--|---|--|--|
| BA/2023/0291/TPOA BA/2023/0002/REF APP/TPO/E9505/9846 | Mr J Calver | Appeal received by the BA on 23 August 2023 Appeal start date 2 July 2024 | River Green Yarmouth Road Thorpe St Andrew | Appeal against refusal to grant permission for works to TPO tree: T1: Horse Chestnut - Reduce primary stems by approximately 6m & reduce limb at 5.5m. | Delegated decision 11 August 2023 Fast track appeal so no LPA Statement required Site Visit date TBC |

| Application reference Appeal reference PINS reference | Applicant | Start date of appeal | Location | Nature of appeal/ description of development | Decision and dates |
|---|--------------------|--|---|--|---|
| BA/2024/0032/CLEUD BA/2024/0001/REF APP/E9505/X/24/3350415 | Mr John Atkins | Appeal start date 26 November 2024 | Driftwood, 104 Lower Street, Horning, Norfolk | Lawful Development Certificate for 10 years use as holiday accommodation | Delegated decision 8 May 2024 LPA Statement submitted |
| BA/2022/0007/UNAUP2 BA/2025/0001/ENF APP/E9505/F/25/3361103 | Mr Richard Howlett | Appeal start date 19 March 2025 Written reps | Holly Lodge Church Loke, Coltishall, Norwich | Appeal against Listed building enforcement notice - Installation of UPVC windows | Committee Decision 2 February 2024 |
| BA/2024/0436/HOUSEH BA/2025/0001/HHAPP APP/E9505/W/25/3363918 | Mr Keith Thomas | Appeal start date 2 May 2025 | 7 North West Riverbank, Potter Heigham | Open structure pavilion/boathouse over mooring - Retrospective | Delegated decision 17 January 2025 Fast track appeal so no LPA Statement required Appeal Dismissed 29 July 2025 |

| Application reference Appeal reference PINS reference | Applicant | Start date of appeal | Location | Nature of appeal/ description of development | Decision and dates |
|--|----------------------|---|---|--|---|
| BA/2025/0045/HOUSEH BA/2025/0002/HHAPP APP/E9505/D/25/3370099 | Mr Rod Powney | Appeal start date 18 August 2025 | The Boat House Plot K, Bureside Estate Crabbetts Marsh | Replace 25m of timber quay-heading with multi lock plastic piling. Replace existing walkway decking with redwood treated timber. Install 10no. 89r screw piles to a depth of approx. 15m. | Delegated decision 9 April 2025 Fast track appeal so no LPA Statement required |

Author: Steve Kenny

Date of report: 28 August 2025

Background papers: BA appeal and application files

Planning Committee

12 September 2025

Agenda item number 15

Decisions made by officers under delegated powers

Report by Development Manager

Summary

This report sets out the delegated decisions made by officers on planning applications from 4 July 2025 to 29 August 2025 and Tree Preservation Orders confirmed within this period.

Recommendation

To note the report.

| Parish | Application | Site | Applicant | Proposal | Decision |
|--|------------------|--|---------------------|--|-------------------------------|
| Barton Turf And Irstead Parish Council | BA/2025/0147/FUL | Irstead Cottage The Shoal Irstead Norfolk NR12 8XS | Sir Anthony Habgood | Replacement of 102m of Existing timber quay heading with new timber quay heading | Approve Subject to Conditions |
| Barton Turf And Irstead Parish Council | BA/2025/0171/LBC | Irstead Hall Shoals Road Irstead Norfolk NR12 8XR | Sir & Lady Habgood | Erection of lean-to greenhouse | Approve Subject to Conditions |

| Parish | Application | Site | Applicant | Proposal | Decision |
|--|---------------------|---|----------------------------------|--|-------------------------------|
| Barton Turf And Irstead Parish Council | BA/2025/0170/HOUSEH | Irstead Hall Shoals Road Irstead Norfolk NR12 8XR | Sir & Lady Habgood | Erection of lean-to greenhouse | Approve Subject to Conditions |
| Brundall Parish Council | BA/2025/0113/FUL | Brundall Harbour Riverside Estate Brundall Norwich Norfolk NR13 5PL | J H Fraser Properties | Retention of replacement quay heading and boardwalk. | Approve Subject to Conditions |
| Brundall Parish Council | BA/2025/0167/PN | Land At Marina Riverside Estate Brundall Norwich Norfolk | Cornerstone | The installation of a new 25m lattice tower supporting 6 no. antennas, 2 no. transmission dishes, 3 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto including 15 no. RFFs and a 2m high closed board fence. | Approve Subject to Conditions |
| Bungay Town Council | BA/2025/0181/LBC | Bridge House 34 Bridge Street Bungay Suffolk NR35 1HD | Mr Elliott And Mrs Nicola Starks | 4no. replacement window frames, oak boarding to landing, 10no. sash windows, floor finishes, passenger lift and door framing (part retrospective) | Approve Subject to Conditions |

| Parish | Application | Site | Applicant | Proposal | Decision |
|---------------------------|---------------------|--|-------------------|--|--|
| Fleggburgh Parish Council | BA/2025/0116/FUL | Broad Farm Camping And Caravan Park Main Road A1064 Fleggburgh Norfolk NR29 3AF | Mr S Kelly | The replacement of touring pitches for 5 no. Static Caravan pads. | Approve Subject to Conditions |
| Great Yarmouth | BA/2025/0115/COND | Marina Quays River Walk Gt Yarmouth Norfolk NR30 4DL | Charles Jurak | Revised siting and design to Plots 7 & 8, variation of condition 2 of permission BA/2020/0053/FUL | Approve Subject to Section 106 Agreement |
| Great Yarmouth | BA/2025/0114/COND | Marina Quays River Walk Gt Yarmouth Norfolk NR30 4DL | Charles Jurak | Revised siting & design of plots 4, 5 & 6, variation of condition 1 of permission BA/2023/0464/COND | Approve Subject to Section 106 Agreement |
| Horning Parish Council | BA/2025/0150/FUL | Percival Moorings Woods Dyke Lower Street Horning Norfolk NR12 8PU | Percival Moorings | Installation of self- contained, freestanding toilet unit with internal effluent tank not connected to mains drainage (retrospective) | Refuse |
| Mautby Parish Council | BA/2025/0109/HOUSEH | Manor Farm, Manor Farmhouse Low Road Runham Mautby Norfolk NR29 3EG | Mr Barry Winfield | Erection of timber garden shed & Installation of gate and fencing | Approve Subject to Conditions |

| Parish | Application | Site | Applicant | Proposal | Decision |
|-----------------------------|---------------------|--|--|---|-------------------------------|
| Mautby Parish Council | BA/2025/0127/HOUSEH | Bounty Farm Low Road Runham Mautby Norfolk NR29 3EQ | Mr Branton & Ms Wyatt | Demolition of existing dairy buildings, store and sheds. Construction of steel framed dairy building, timber clad cart lodge with two single attached garages and log store, greenhouse and reconstruction of lean-to store to end of existing barn. Construction of single storey extension to dwelling. North vehicular entrance works. | Approve Subject to Conditions |
| Norwich | BA/2025/0073/FUL | Land South Of St James Mill And Adjoining River Wensum Whitefriars Norwich NR3 1TN | Barrack Street Developments Limited | Installation of water source heat pump, pipework & associated infrastructure | Approve Subject to Conditions |
| Oulton Broad Parish Council | BA/2025/0163/HOUSEH | Ultuna Borrow Road Lowestoft Suffolk NR32 3PW | Mr Richard Sullivan And Mrs Susan Harper | Installation of 2 finger pontoons (each 7.5 x 0.75m) and 2 walkways (each 11.6 x 1.9m) Retrospective | Approve Subject to Conditions |

| Parish | Application | Site | Applicant | Proposal | Decision |
|-----------------------------------|---------------------|--|-------------------------|--|-------------------------------|
| Oulton Broad Parish Council | BA/2025/0082/HOUSEH | Old Maltings Boathouse Caldecott Road Lowestoft Suffolk NR32 3PH | Mr & Mrs P Long | Replace decking & balustrading with new tiled decking & glazed balustrading | Approve Subject to Conditions |
| Potter Heigham Parish Council | BA/2025/0005/HOUSEH | Decoy Farm Decoy Road Potter Heigham Norfolk NR29 5LX | Mr and Mrs Esaam Hasson | Renovation of the existing property known as Decoy Farm and replacement of existing car port to create a four-bed dwelling on Decoy Road, NR29 5LX | Approve Subject to Conditions |
| Stalham Town Council | BA/2025/0133/FUL | Staithe Marsh House The Staithe Stalham Norfolk NR12 9DA | Richardsons Leisure Ltd | Provision of a summerhouse to the rear garden | Approve Subject to Conditions |
| Thurne Parish Council | BA/2025/0162/DEM | Home Farm Barns The Street Thurne Norfolk NR29 3AP | Mr & Mrs Di-Corpo | Demolition of redundant agricultural barn | Prior Approval not Required |
| Trowse With Newton Parish Council | BA/2025/0177/LBC | Trowse Newton Hall (Ruins) Whitlingham Lane Trowse Norfolk NR14 8TR | Mrs Kate Villalgorido | Repair of ruins including capping of walls using hot lime mortar | Approve Subject to Conditions |

| Parish | Application | Site | Applicant | Proposal | Decision |
|-----------------------------------|---------------------|--|-----------------------|--|-------------------------------|
| Trowse With Newton Parish Council | BA/2025/0177/LBC | Trowse Newton Hall (Ruins) Whitlingham Lane Trowse Norfolk NR14 8TR | Mrs Kate Villalgorido | Repair of ruins including capping of walls using hot lime mortar | Approve Subject to Conditions |
| Trowse With Newton Parish Council | BA/2025/0125/FUL | Water Sports Base, Norwich Canoe Club Whitlingham Lane Trowse Norfolk NR14 8TR | Mrs Sarah Walker | Installation of 8.8m of quay-heading to join existing quay-heading to improve access and egress. Step to existing sloped area. | Approve Subject to Conditions |
| Wroxham Parish Council | BA/2025/0193/HOUSEH | Bureside 6 Skinners Lane Wroxham Norfolk NR12 8SJ | Mrs Rachel Parker | Replace selected windows with double glazed uPVC heritage design | Approve Subject to Conditions |

Tree Preservation Orders confirmed by officers under delegated powers

| Parish | Address | Reference number | Description |
|--------|---------|------------------|-------------|
| N/A | N/A | N/A | N/A |

Author: Steve Kenny

Date of report: 1 September 2025