

APPLICATIONS FOR DETERMINATION

List of applications to be considered by the Planning Committee on 28 March 2013

Application Number	Site	Name of applicant	Proposal	Recommendation
BA/2013/0035/FUL	Compartment 19 Right Bank of The River Yare between Carleton Beck and Langley Dyke Langley	Environment Agency	Flood defence works including strengthening/rollback of floodbanks, soke dyke excavation with a temporary site compound and associated engineering works.	<p>Subject to no substantive representation/comment being raised from any outstanding consultees, this planning application to be approved subject to the following conditions:</p> <ul style="list-style-type: none"> • Standard time limit condition • Amended plan / details • Landscape/planting • PD rights removed (pile removal) • Erosion monitoring / remediation • Archaeological investigation • Temporary footpath closure/signage • Site access / delivery route / timing of importation • Navigation / channel hazard markers • Hours of working • Calendar of working • Contamination strategy • Phasing of works to flood banks • Detail of works to piling • Erosion protection details to be agreed with Broads Authority <p>The following informative be specified on the decision notice of the planning application:</p>

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BA/2012/0258/FUL White House Farm, Clint Street Ludham	Mr B Tubby	Proposed erection of two wean-to-finish pig rearing buildings with ancillary feed bins including regrading of existing ground levels. Construction of hardstandings and vehicular access to Clint Street.	<ul style="list-style-type: none"> • The permission shall be granted in the context of the Memorandum of Understanding between the Broads Authority and the Environment Agency on 25 April 2003. • Works may need separate consents under the Water Resources Act and Land Drainage by-Laws for flood defence consent. <p>Reason for Recommendation</p> <p>The development is considered to meet the requirements of the Broads Core Strategy DPD in particular Policies CS3, CS4 and CS6 and Development Management DPD policies, particularly Policies DP1, DP5, DP11, DP13 and DP15, and would not materially conflict with other policies in the Development Plan Documents. The proposal is considered to represent an appropriate design of development associated with flood defence work in this location subject to the imposition of suitable planning conditions.</p> <hr/> <p>Approve subject to the following conditions:</p> <ul style="list-style-type: none"> • Standard time limit • In accordance with approved plans • Approval of materials prior to commencement • Approval of colour scheme prior to commencement • Submission and approval of details of dirty water disposal system prior to commencement. • Submission and approval of disinfectant to be used • Submission and approval of surface water drainage system prior to commencement

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				<ul style="list-style-type: none"> • No deliveries or collections between the hours of 23:00 and 07:00 • Creation of vehicular site access off Clint Street • Any access gates, bollards, chains or other obstructions shall be hung inwards and set back from the road • Creation of visibility splays at junction between Clint Street and A1062 • Creation of visibility splays at site access on Clint Street • Formation of onsite servicing, loading and turning areas • Onsite parking for construction workers • Installation of wheel cleaning facility during construction • Use of wheel cleaning facility during construction • Completion of landscape planting in accordance with approved plan • Replacement of plants that die within 5 years of being planted • Protection of hedgerow during construction • Prevention of work to the hedgerow between end of February and early September (inclusive) • Submission and approval of a lighting plan prior to commencement • Erection of bat and bird boxes • The odour and noise management plans submitted to the Planning Authority (Odour Risk Assessment Document Ref. 2600-1549-A, dated 5/12/2012 and Noise Management Plan received 1 October 2012) shall be implemented and adhered to, complaints shall be responded to and the plans will be reviewed and revised as necessary to improve

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				<p data-bbox="1384 236 1693 260">odour and noise control</p> <ul data-bbox="1335 272 2047 1114" style="list-style-type: none"> <li data-bbox="1335 272 2047 839">• At the request of the Local Planning Authority (LPA) following a justified odour complaint the Pig Unit operator shall, at its expense, employ a suitably qualified consultant approved by the LPA, to undertake an appropriate odour assessment of the odour emissions from the pig unit following the procedures agreed by the LPA. A report of the assessment shall be provided in writing to the LPA within 21 days of the request under this condition unless this period is extended by the LPA in writing. If the findings of this report identify that the pig unit is causing odour levels considered to be of a detriment to the amenity of the nearby residential properties, a scheme shall be included in the report detailing remedial works, and these works shall be implemented in full and retained for the lifetime of the development. <li data-bbox="1335 852 2047 1114">• No extractor or ventilation system shall be installed at the premises subject to this planning permission, unless a scheme for noise and odour control has first been submitted to an approved in writing by the Local Planning Authority. The system shall be installed and thereafter maintained in full accordance with the approved details for the lifetime of the development. <p data-bbox="1335 1155 1742 1179">Reason for Recommendation</p> <p data-bbox="1335 1192 2018 1383">The proposed development is considered to be fully in accordance with the National Planning Policy Framework and Development Plan Policies in particular Policies CS1 – Landscape Protection and Enhancement, CS2 – Nature Conservation, CS4 – Creation of new Resources, CS6 – Historic and</p>

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				Cultural Environments, CS7 – Environmental Protection, CS18 – Rural Sustainability and CS22 – Economy of the Broads Core Strategy adopted September 2007 and Policies DP1 Natural Environment, DP2 Landscape and Trees, DP3 Water Quality and Resources, DP4 Design, DP5 Historic Environment, DP11 Access on Land, DP19 Employment Diversification and DP28 Amenity of the Development Management Policies DPD adopted November 2011.
BA/2013/0023/FUL	Land adjacent to River Bure, Staitheaway Road	Andy Beardshaw, Peninsula Cottages Ltd	Removal of quayheading and creation of two mooring basins	Approve subject to the following conditions: <ul style="list-style-type: none"> • Time limit • In accordance with approved plans • Prior to commencement of development submit landscaping scheme • Replace any plant which dies within 5 years of planting • No residential moorings <p>Reason for Recommendation The development is considered to be in accordance with Policies DP2, DP11 and DP16 of the Broads Development Management DPD (2011) and there are not considered to be any material considerations of sufficient weight to justify the refusal of the application</p>
BA/ 2013/0056 and BA/2012/0057FUL	Hill Farm, The Hill	Mr Paul Dunthorne	Retrospective Extension to Existing Calf Rearing Unit and Erection of new livestock unit	Approve subject to the following conditions: <ul style="list-style-type: none"> • Time limit • In accordance with plans submitted • Details of ecological enhancements to be agreed • Management plan of existing landscaped bund to be agreed
	Wroxham			
	Limpenhoe			

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BA/2012/0312/FUL Surlingham Ferry House, Public House Surlingham	Miss Sonia Cox	Formation of public slipway, formation of boat trailer storage area and repair and replace existing quay heading	<p data-bbox="1335 264 1742 296">Reason for Recommendation</p> <p data-bbox="1335 300 2056 504">The development is considered acceptable in respect of Planning Policy and in particular in accordance with National Planning Policy Framework (2012) and Policies CS1 and CS18 of the Core Strategy (2007) and DP1, DP2, DP4, and DP28 of the Development Management Policies DPD (2011).</p> <hr/> <p data-bbox="1335 539 1899 571">Approve subject to the following conditions:</p> <ul data-bbox="1384 574 2056 1367" style="list-style-type: none"> <li data-bbox="1384 574 1563 606">• Time limit <li data-bbox="1384 609 1883 641">• In accordance with approved plans <li data-bbox="1384 644 2056 746">• Planting in accordance with the approved planting scheme carried out in next available planting season <li data-bbox="1384 750 1973 813">• Trees on site to be retained and protected during boat movements <li data-bbox="1384 817 1995 849">• Replace any plant which dies within 5 years <li data-bbox="1384 852 2018 916">• Boats stored in dedicated boat store only; no boats stored outside this area <li data-bbox="1384 919 2056 1021">• Boats stored only between 1 October and the date seven days after the Easter Monday Bank Holiday <li data-bbox="1384 1024 2011 1126">• Operation of boat store to be in strict accordance with approved site management plan <li data-bbox="1384 1129 2011 1193">• Within 1 month of grant of consent details of winter boat storage signage to be agreed <li data-bbox="1384 1197 2056 1367">• Marquee as depicted on approved plan to be erected only between 1 May and 30 September. No other temporary structure to be erected on the site in lieu of or in addition to this approved marquee without prior consent of

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				<p>the Authority.</p> <ul style="list-style-type: none"> • Within 1 month of grant of consent details of protected species enhancements. <p>Reason for Recommendation</p> <p>The proposed development represents an acceptable diversification of the existing public house use. Each individual element of the proposal; namely the use of part of the site as a winter boat store, the seasonal erection of a marquee and the installation of a public slipway; has been assessed and it is considered that the development proposed, both individually and cumulatively, satisfies the requirements of policies DP1, DP2, DP12 and DP19 of the adopted Broads DM DPD</p>
BA/ 2012/0316/CU	Shell Petrol Station, Caister Road	Mr Kiri Mahadevan	Erection of temporary canopy and storage unit along with change of use from jet car wash to hand car wash	<p>Approve subject to the following conditions:</p> <ul style="list-style-type: none"> • Temporary consent for 1 year • In accordance with approved plans • Vacuum and pressure washers must only be operated when motor unit is encased in enclosed boxes • Screen to prevent overspray must be erected and maintained throughout the lifetime of the consent • Hours of operation <p>Reason for Recommendation</p> <p>The proposed development represents an acceptable diversification of the existing petrol filling station use, however there are concerns regarding the impact of this new use on the amenity of neighbouring occupiers. Consequently, in accordance with Policy</p>

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				DP28 and the guidance in Government Circular 11/95 it is considered appropriate to grant a temporary, trial consent for a period of one year to enable the local Environmental Health Officer to properly monitor noise and disturbance emanating from the site which is specifically associated with the permitted car wash use.
BA/2013/0034/FUL	The River House, 10 Skinners Lane	Mr And Mrs Purnell	Resubmission of PP BA/ 2012/0171/FUL - proposed new boat house	<p>Approve subject to the following conditions:</p> <ul style="list-style-type: none"> • Standard time limit • In accordance with amended plans • Large scale joinery of details of windows, doors and balustrade to be submitted • No overnight or separate accommodation to be provided • Biodiversity enhancement to be secured <p>Reasons for Recommendation</p> <p>The development is acceptable in respect of Planning Policy and in particular in accordance with National Planning Policy Framework and Policies CS1 of the Core Strategy (2007) and DP2, DP4, DP5, DP12, DP13, DP16 and DP28 of the Development Management Policies DPD (2011).</p>
	Wroxham			
BA/2013/0008/FUL	The Old Post Office, The Hill	Miss Shadow Hall	Change of use from former post office and general store area into residential	<p>Approve subject to the following conditions:</p> <ul style="list-style-type: none"> • Time limit • Plans submitted <p>Reasons for Recommendation</p> <p>The development is acceptable in respect of Planning Policy and in particular in accordance with National</p>
	Smallburgh			

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				Planning Policy Framework and policies CS22 of the Core Strategy (2007) and DP11, DP27 and DP28 of the Development Management Policies DPD (2011).
BA/2012/0271/FUL	Pegasus Boatyard Site, Caldecott Road, Oulton Broad	Badger Builders (East Anglia) Ltd	Redevelopment to provide 76 dwellings, new boatyard buildings, office, moorings and new access road	That prior to determination a Site Visit take place on Thursday 11 April 2013 in view of the major nature of the application, the policy issues involved and the concerns expressed.