

**APPLICATIONS FOR DETERMINATION**

**List of applications to be considered by the Planning Committee on 2 March 2012**

<b>Application Number</b>	<b>Site</b>	<b>Name of applicant</b>	<b>Proposal</b>	<b>Recommendation</b>
<b>BA/2012/0033/FUL</b>	Compartment 9 (Phase 2) Left Bank of River Bure between Acle Bridge and Bridge Farm	Environment Agency	Flood defence works including rollback of existing floodbank and installation of piling wall. Soke dyke excavation, temporary site compound and associated engineering works	<p>Subject to no substantive representation/comment being raised from any outstanding consultees, this planning application be approved subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• Standard time limit condition.</li> <li>• Landscape/re-planting.</li> <li>• P D Rights removed – piling.</li> <li>• Navigation hazard markers.</li> <li>• Hours of working.</li> <li>• Detail of any works to piling.</li> <li>• Erosion protection details to be agreed with Broads Authority.</li> </ul> <p>The following informative be specified on the decision notice of the planning application:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Works may need separate consents under the Water Resources Act and Land Drainage by-Laws for flood defence consent.</li> </ul> <p><b>Reason for Recommendation</b> The proposal seeks to enhance sustainable flood</p>

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<b>BA/ 2011/0405/FUL</b> Compartment 20 Right Bank of the River Yare between Langley and Hardley Dyke  <b>Langley</b>	Environment Agency	Flood defence works including: strengthening, rollback of floodbanks, soke dyke excavation for material sourcing, and riverside erosion protection works. As well as a temporary site compound and associated engineering works and permanent footpath diversion.	<p>defences, will complete defences in the compartment and the ecological, recreational, visual and residential amenity interests will be safeguarded. Therefore, the application is considered to meet the requirements of the Core Strategy DPD policies and Development Management Policies DPD in particular Policies CS3 and CS4 of the Core Strategy and Policy DP13 of the DM Policies. The proposal is considered to represent an appropriate design of development associated with flood defence work in this location.</p> <p>Subject to no substantive representation/comment being raised from any outstanding consultees, this planning application be approved subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• Standard time limit condition.</li> <li>• Amended plan – (Footpath diversions + works in Langley Dyke).</li> <li>• Landscape/planting.</li> <li>• Timing of pile removal to be agreed.</li> <li>• Pile removal timing.</li> <li>• Pile removal technique.</li> <li>• Erosion monitoring / remediation.</li> <li>• Archaeological investigation.</li> <li>• Temporary footpath closure/signage.</li> <li>• Site access/delivery route.</li> <li>• Navigation / channel hazard markers.</li> <li>• Hours of working.</li> <li>• Phasing of works to flood banks.</li> <li>• Detail of maintenance works to piling.</li> <li>• Erosion protection details to be agreed with Broads Authority.</li> </ul>

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				<p>In addition, an Order is prepared under Section 257 of the 1990 Town and Country Planning Act to deliver a length of public footpath to the new line, as shown on plan WNCLNM 400/101/O and 102/O as it is necessary to do so in order to enable development to be carried out.</p> <p>The following informative be specified on the decision notice of the planning application:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Works may need separate consents under the Water Resources Act and Land Drainage by-Laws for flood defence consent.</li> </ul> <p><b>Reason for Recommendation</b></p> <p>The application is considered to meet the requirements of the Broads Core Strategy DPD Policies in particular Policies CS3, CS6, CS4 and Development Management Policies DPD Policies particularly Policies DP1, DP5, DP11 and DP13, 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.</p>
<b>BA/2011/0416/FUL</b>	Mere House, Broadview Road	Mr Howlett	Erection of a conservatory to extend a dining room	<p>Approve subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• Time Limit.</li> <li>• In accordance with plans submitted and amended plan showing increased fence height.</li> <li>• Increased fence to be erected prior to the erection</li> </ul>
	<b>Oulton Broad, Lowestoft</b>			

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			<p>of the conservatory.</p> <ul style="list-style-type: none"> <li>• Materials to be as expressed within application.</li> <li>• Roof lights to be 'Conservation type' roof lights only.</li> </ul> <p><b>Reason for Recommendation</b> In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with Policies CS1 and CS5 of the Core Strategy (2007) and DP4, DP5 and DP28 of the Development Management Policies DPD (2011).</p>
<b>BA/2012/0048/FUL</b> Broads Tours Ltd., Nowich Road  <b>Wroxham</b>	Mr P Greasley	Demolition of both existing wet shed and small shed , re-alignment of quay heading and creation of small land area for re-location of existing shed	<p>Approve subject to conditions:</p> <ul style="list-style-type: none"> <li>(i) Standard time limit.</li> <li>(ii) In accordance with submitted plans.</li> </ul> <p>The proposal is considered to be in accordance with Policies DP4, DP13, DP20 and DP29 of the adopted Development Management Policies DPD (2011) and Policy CS1 of the adopted Core Strategy (2007).</p>
<b>Application for Consultation</b>			
<b>BA/2012/0030/NEIGHB</b> The Riverside Site, Kerrison Road  <b>Norwich</b>	Broadland Housing Association Ltd	Outline application for proposed redevelopment of vacant riverside site to provide 208 flats, 140 parking spaces and 190m <sup>2</sup> of commercial office space (B1a Use Class) with associated external works including the provision of a Riverside Walk. Detailed approval of reserved matters	<p>That the Committee endorses the comments in the report and that these be forwarded to Norwich City Council as the Broads Authority's views:</p> <ul style="list-style-type: none"> <li>• No objection in principle to the proposed development or the detailed layout and design of the residential and commercial buildings.</li> <li>• Recommends conditions relating to landscaping : the treatment of the walkway and the associated area between the river and the plinth wall enclosing the car parking to be dealt with fully at the time the Reserved</li> </ul>

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			details relating to access, layout and scale.	Matters application is made. <ul style="list-style-type: none"><li>• Extremely regrettable that the river bank has been excluded from the site and that the opportunity to create additional moorings and water based recreational facilities within the City centre as an integral part of this development has been completely overlooked.</li></ul>

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