

**Planning Committee**

**AGENDA**

**Friday 26 April 2019**

**10.00am**

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|--|--------|
| 1. <b>To receive apologies for absence and introductions</b>   |        |
| 2. <b>To receive declarations of interest</b>  |        |
| 3. <b>To receive and confirm the minutes of the previous meeting held on 8 March 2019 (included)</b>   | 3 – 10 |
| 4. <b>Points of information arising from the minutes</b>   |        |
| <b>Fleggburgh Neighbourhood Plan – Designating Fleggburgh as a Neighbourhood Area - <i>Considered by Committee by email – see Appendix to papers</i></b> |        |
| 5. <b>To note whether any items have been proposed as matters of urgent business</b>   |        |

**MATTERS FOR DECISION**

6. **Chairman’s Announcements and Introduction to Public Speaking**  
Please note that as there are no planning applications on this agenda for consideration, there is no public speaking. This is in accordance with the Authority’s Code of Conduct for Planning Committee.
7. **Request to defer applications included in this agenda and/or to vary the order of the Agenda**  
To consider any requests from ward members, officers or applicants to defer an application included in this agenda, or to vary the order in which applications or items are considered to save unnecessary waiting by members of the public attending
8. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**  
There are no applications for consideration.

## ENFORCEMENT

9. **Enforcement Update** 11 - 14  
Report by Head of Planning (included)

## POLICY

10. **Local Plan for the Broads – adoption** 15 – 19  
Report by Planning Policy Officer (included)

Inspector's report to follow

11. **Reedham Neighbourhood Plan: Designating Reedham as a Neighbourhood Area** (Map to follow) 20 - 22  
Report by Planning Policy Officer (included)

## MATTERS FOR INFORMATION

12. **Appeals to the Secretary of State Update with Annual Review** 23 - 25  
Report by Administrative Officer (included)

13. **Decisions made by Officers under Delegated Powers** 26 – 31  
Report by Head of Planning (included)

14. **To note the date of the next meeting – Friday 31 May 2019 at 10.00am at Yare House, 62-64 Thorpe Road, Norwich NR1 1RY**

**Broads Authority**  
**Planning Committee**

Minutes of the meeting held on 8 March 2019

Present:

In the Chair - Mrs M Vigo di Gallidoro

Mr M Barnard  
Mr L B Keith  
Mr R Hanton  
Ms G Harris

Mrs L Hemsall  
Mr P Rice  
Mr H Thirtle  
Mr V Thompson

In Attendance:

Mrs S A Beckett – Administrative Officer (Governance)  
Mr J Ibbotson – Planning Officer (for Minute 8/8(ii))  
Mrs R Sainsbury – Planning Officer (up to and for Minute 8/8(i))  
Ms C Smith – Head of Planning  
Mrs M-P Tighe – Director of Strategic Services

Members of the public in attendance who spoke:

**Application BA/2019/0002/FUL Land at Petos Marsh Camps Heath Oulton Broad**

Adrian Sewell

Broads Authority Rivers Engineer On behalf of Applicant

**8/1 Apologies for Absence, Welcome and Housekeeping Matters**

The Chair welcomed everyone to the meeting.

Apologies had been received from Prof J Burgess and Mr W A Dickson.

**The Openness of Local Government Bodies Regulations**

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

**8/2 Declarations of Interest and introductions**

Members and staff introduced themselves. Members provided their declarations of interest as set out in Appendix 1 to these minutes in addition to those already registered. The Chair declared a general interest on behalf of all Members concerning application BA/2019/0002/FUL at Peto's Marsh as this was a Broads Authority application.

**8/3 Minutes: 8 February 2019**

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

**8/4 Points of Information Arising from the Minutes**

**Minute 7/10 Wroxham Neighbourhood Plan**

The Director of Strategic Services reported that the referendum for the Wroxham Neighbourhood Plan was due to be held on 21 March 2019. It was proposed that the Planning Policy Officer reported verbally the result of this to the Authority at its meeting on 22 March 2019. If more than 50% of those voting agreed to the Neighbourhood Plan, the Authority will be asked to make /adopt the plan. The Authority is the final arbiter so there would be no issue on the validity of the decision, but the Planning Committee endorsement would be bypassed. If the Authority went through the full process of bringing the result to the Planning Committee first, this would delay the decision by a couple of months which would not comply with the 8 week provision noted in the National Planning Policy Guidance.

The Chair stated that she and the Vice-Chair of the Committee supported this approach and that the matter should be considered by the full Authority at its next meeting.

Members fully supported the pragmatic approach being taken.

RESOLVED

That the Committee endorse the approach being taken for the adoption of the Wroxham Neighbourhood Plan subject to the vote on the referendum being favourable.

**8/5 To note whether any items have been proposed as matters of urgent business**

There were no items of urgent business.

**8/6 Chairman's Announcements and Introduction to Public Speaking**

**Public Speaking**

The Chair stated that public speaking was in operation in accordance with the Authority's Code of Conduct for Planning Committee. Those who wished to speak were invited to come to the Public Speaking desk when the application on which they wished to comment was being presented.

**8/7 Requests to Defer Applications and /or Vary the Order of the Agenda**

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

## **8/8 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 further matters of information, or detailed matters of policy not already covered in the officer's report, and which were given additional attention.

### **(1) BA/2019/0002/FUL North end of Peto's Marsh, south of Burgh Pumping Station, Camps Heath, Oulton Broad**

Habitat creation, construction of new section of floodwall & re-use of dredged sediment to create wetland habitat.

Applicant: Broads Authority

The Planning Officer gave a detailed presentation and assessment of the application for habitat creation on a 2 hectare area at the very northern tip of Peto's Marsh, surrounded by compartment 28 of the Broadland Flood Alleviation Project and where flood defence improvement works have been carried out, following planning permission being granted in 2014. The proposal was part of the Suffolk Wildlife Trust's (SWT) vision for the Carlton Marshes nature reserve involving the restoration of arable land to wetland habitat. The scheme also involved the creation of a new section of flood or "crosswall" and new soke dyes which would enhance the existing flood defences. The site would provide an area for the deposition of dredged sediment from the River Waveney. It was expected that the volume of dredged material would be in the region of 15 – 20,000 cubic metres. The works were due to be undertaken by Broads Authority staff over a period of 2 – 3 years and would be monitored for five years by the Authority. The area would then be managed and maintained by the landowner SWT.

The Planning Officer explained that no objections had been received. The comments from the SWT about the timing of the works in relation to water voles and vehicle access across the new soke dyke had been addressed with extra details having been provided.

The Planning Officer concluded that the proposal could be recommended for approval as it would provide clear benefits, including continued flood defence and additional habitat and nature conservation management. It also satisfactorily balanced this with enhancement of recreation interests.

Members fully supported and commended the application.

Lana Hemsall proposed, seconded by Gail Harris and it was

RESOLVED unanimously

that the application be approved subject to the conditions outlined within the report and the accompanying Informatives.

The scheme is considered to be consistent with development policy as set out in the Development Plan document Policies DP1, DP4 and DP29 of the Development Management Document (2011) and the Broads Core Strategy (2007) Policies CS1, CS3, CS4, and CS9.

(2) **BA/2018/0474/FUL Hoveton: Richardson's Day Boat Hire, Fineway Leisure, Fineway Boatyard, The Rhond, Hoveton**

Replacement reception building

Applicant: Mr Paul Richardson

The Planning Officer explained that the application was before Members as the Company Chief Executive for the applicants was a Member of the Broads Authority.

The Planning Officer provided a presentation on the proposal to replace an existing single storey portacabin used as a day boat hire office with a larger single storey structure for the same purpose but as a permanent building. The application also involved slight changes to the associated mooring cut. The Planning Officer reported that the site was in Flood Zone 2 not 3 as stated in the report. The Environment Agency did not object to the application provided details of a flood response plan were submitted and this could be covered in the conditions.

The proposed structure was considered to be an acceptable scheme that would replace an unattractive building with an improved designed, proportionate replacement permanent building which would contribute to the visual amenity of this sustainable location and popular tourism hub. It would also provide improved access. It was considered that the improved design would offset the increase in size. The building contained a land use and business supported by the Broads Local Plan. Consequently, the scheme was considered to be in accordance with all relevant planning policy and was recommended for approval.

It was confirmed that there was no need for drainage proposals as facilities involving these were provided elsewhere on the site. The conditions included details on the materials even although the types of materials to be used were stated in the application. This was because each manufacturer had different specifications and the Authority wished to ensure that the materials were of an appropriate standard.

Members supported the proposal.

Haydn Thirtle proposed, seconded by Paul Rice and it was

RESOLVED unanimously

that the application be approved subject to conditions with informatives as outlined within the report. The scheme is considered to be in accordance with Policies DP4, DP27, DP29 of the Development Plan Document (2011).

#### **8/9 Enforcement Update**

The Committee received an updated report on enforcement matters previously referred to Committee. Further updates were provided for:

##### ***Burghwood Barns, Burghwood Road, Ormesby St Michael.***

Members were reminded that they had agreed to proceed to prosecution as compliance with the Enforcement Notice had not been achieved. Further works to comply with the Enforcement Notice had been undertaken. A further inspection was made on 24 February, two days before the next proposed Court hearing. The dismantled gazebo and slates removed from the path had been stacked on site but in order to fully comply with the Enforcement Notice all the materials needed to be removed from the area covered by the Enforcement Notice. It was recognised that considerable progress had been made and it was important to be pragmatic. Given the winter conditions and potential difficulties and implications of removing the materials at this time, the Authority as well as the landowner had requested an adjournment of the Court hearing. This had been granted for 21 May 2019, but the Courts had made it clear that they would not countenance any further adjournments. Officers would be visiting the site again in April to review progress.

**Marina Quays.** A new application following negotiations was expected. The Head of Planning reported that the site continued to be the subject of some vandalism. The owners had undertaken some remedial works in tidying up the site.

**Land at Beauchamp Arms Public House, Ferry Road, Carleton St Peter**  
The site was being monitored and Planning Contravention Notices issued in order to seek information.

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

RESOLVED

that the report be noted.

#### **8/10 Appeals to the Secretary of State**

The Committee received a schedule of decisions to the Secretary of State since 1 June 2018. The Authority had received the decision on the appeal against 3 conditions imposed on the original planning permission for the site at Hedera House in Thurne. The scheme involved the development of holiday

units with permanent residential units as enabling development. The details of the split decision had been circulated to Members.

The Head of Planning explained that the Inspector had supported the Authority's position relating to the holiday restriction period condition. This was welcomed as if not accepted, it would have had implications not only for the Authority's approach to holiday conditions but also other Local Planning Authorities. With regard to the condition on timescales for the construction of the enabling development followed by the development of the holiday units, the Inspector had accepted that marketing conditions had changed from when planning permission had been granted and extended the time from 2 years as initially set out to 5 years overall. This was acceptable and not a matter of great concern to the Authority.

The Inspector did not vary the holiday use restriction in respect of the holiday units, but varied that part of the condition which related to the permanent residential units to enable them to be used as second or holiday homes. This was a little disappointing as second homes typically made the smallest contribution to the local economy or community. However, the decision did enable some flexibility.

A Member commented that at a recent meeting of Thurne Parish Council there had been some confusion about the number of conditions being appealed and the decision. The Head of Planning undertook to provide the local Member with the necessary information to clarify the matter.

RESOLVED

that the report be noted.

## **8/11 Decisions Made by Officers under Delegated Powers**

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

In response to a Member's question, the Head of Planning clarified that in some cases where there was change of use and extensions to existing buildings, conditions would include the removal of permitted development rights.

With regard to the application BA/2018/0329/FUL at the Pleasure Boat Inn, Staithe Road, Hickling, the Head of Planning commented that in principle extensions to the public house were acceptable. There had been considerable discussions over the design but unfortunately the extension to the back of the public house was inappropriate and therefore the application had been refused. It was clarified that the decision had to be made on the specific application as a whole.

It was clarified that the operation of a ferry at Kirby Bedon could not be viewed as a change of use and therefore it would not be covered by planning



legislation. The only permission that might be required would be for a structure which might facilitate the operation of a ferry but this was not the case here. There could be other consents required such as for a works licence or in relation to tolls.

RESOLVED

that the report be noted.

**8/12 Date of Next Meeting**

The next meeting of the Planning Committee would be held on Friday 5 April 2019 starting at 10.00 am at Yare House, 62- 64 Thorpe Road, Norwich.

The meeting concluded at 10.55 am

CHAIRMAN

**APPENDIX 1**

**Code of Conduct for Members**

**Declaration of Interests**

**Committee:** Planning Committee

**Date of Meeting:** 8 March 2019

<b>Name</b>	<b>Agenda/ Minute No(s)</b>	<b>Nature of Interest (Please describe the nature of the interest)</b>
Melanie Vigo di Gallidoro - Chair on behalf of All Members	8/8	BA/2019/0002.FUL Peto's Marsh – application by the Broads Authority.
Paul Rice		Chairman of Broads Society

**Enforcement Update**  
Report by Head of Planning

**Summary:** This table shows the monthly updates on enforcement matters.

**Recommendation:** That the report be noted.

**1 Introduction**

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

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

Committee Date	Location	Infringement	Action taken and current situation
			<p>consideration</p> <ul style="list-style-type: none"> <li>• Scheme for whole site in preparation, with implementation planned for 2016/17. Further applications required</li> <li>• Application for extension submitted 10 July 2017, including comprehensive landscaping proposals (BA/2017/0237/FUL)</li> <li>• Further details under consideration.</li> <li>• Application approved and compliance to be monitored in autumn</li> <li>• <b>In monitoring programme</b></li> </ul>
3 March 2017	Burghwood Barns Burghwood Road, Ormesby St Michael	Unauthorised development of agricultural land as residential curtilage	<ul style="list-style-type: none"> <li>• Authority given to serve an Enforcement Notice requiring the reinstatement to agriculture within 3 months of the land not covered by permission (for BA/2016/0444/FUL;</li> <li>• if a scheme is not forthcoming and compliance has not been achieved, authority given to proceed to prosecution.</li> <li>• Enforcement Notice served on 8 March 2017 with compliance date 19 July 2017.</li> <li>• Appeal against Enforcement Notice submitted 13 April 2017, start date 22 May 2017 (See Appeals Schedule)</li> <li>• Planning application received on 30 May 2017 for retention of works as built.</li> <li>• Application deferred pending appeal decision.</li> <li>• Application refused 13 October 2017</li> <li>• Appeal dismissed 9 January 2018, with compliance period varied to allow 6 months.</li> <li>• Compliance with Enforcement Notice required by 9 July 2018.</li> <li>• Site inspected on 21 February in respect of other</li> </ul>

Committee Date	Location	Infringement	Action taken and current situation
			<p>conditions.</p> <ul style="list-style-type: none"> <li>• Site monitoring on-going, with next compliance deadline 31 March 2018</li> <li>• Site inspected 8 May 2018. Compliance underway in accordance with agreed timescales. Next monitoring scheduled for July 2018.</li> <li>• No further works undertaken, so non-compliance with Enforcement Notice</li> <li>• Operator given to 6 August 2018 to comply. Compliance not achieved.</li> <li>• Prosecution proceedings commenced.</li> <li>• Breach of Condition Notices issued on 30 August 2018 in respect of non-compliance with conditions 3, 4 and 5 of BA/2016/0444/FUL.</li> <li>• Provisional Court date 18 December 2018</li> <li>• Works towards compliance underway and being monitored</li> <li>• Court appearance adjourned to 26 February 2019</li> <li>• Further works completed</li> <li>• Court appearance adjourned to 21 May 2019</li> <li>• <b>Site inspected on 9 April 2019</b></li> <li>• <b>All materials and structures removed and compliance achieved</b></li> <li>• <b>Prosecution to be withdrawn</b></li> </ul>
31 March 2017	Former Marina Keys, Great Yarmouth	Untidy land and buildings	<ul style="list-style-type: none"> <li>• Authority granted to serve Section 215 Notices</li> <li>• First warning letter sent 13 April 2017 with compliance date of 9 May.</li> <li>• Some improvements made, but further works required by 15 June 2017. Regular monitoring of the site to be continued.</li> </ul>

Committee Date	Location	Infringement	Action taken and current situation
26 May 2017			<ul style="list-style-type: none"> <li>• Monitoring</li> <li>• Further vandalism and deterioration.</li> <li>• Site being monitored and discussions with landowner</li> <li>• Landowner proposals unacceptable. Further deadline given.</li> <li>• Case under review</li> <li>• Negotiations underway</li> <li>• Planning Application under consideration</li> <li>• Planning application withdrawn and negotiations underway regarding re-submission</li> <li>• <b>Works undertaken to improve appearance of building</b></li> <li>• <b>Revised planning application submitted 1 April 2019</b></li> </ul>
14 September 2018	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravans	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Site being monitored</li> <li>• <b>Planning Contravention Notices served</b></li> </ul>

## 2 Financial Implications

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

Background papers: BA Enforcement files  
 Author: Cally Smith  
 Date of report: 10 April 2019  
 Appendices: Nil

**Local Plan for the Broads - adoption**  
Report by Planning Policy Officer

**Purpose:** The Examination of the Local Plan for the Broads is nearly over. This report summarises the process to date and highlights the main changes that were made to the Local Plan following the public Hearings and which were recently the subject of consultation, plus any further changes made following that consultation. The Inspector's Report had not been received at the time of writing so it will be reported orally.

**Recommendation:**

That the Broads Local Plan be endorsed and referred to full Authority for adoption.

**1. Introduction**

- 1.1. This report outlines for Members the process to date, explains the examination of the Local Plan and highlights the main changes.
- 1.2. By the time of the Planning Committee meeting, the Inspector's Report will have been received and its contents will be reported orally at the meeting.
- 1.3. The Inspector's draft report has been reported to Navigation Committee on 11 April and their comments will also be reported orally to Planning Committee.

**2. The Local Plan process to date**

- 2.1. The first stage of the Local Plan production process included the production of a timeline for producing the Local Plan (called the **Local Development Scheme**<sup>1</sup> or LDS), a review and update to the **Statement of Community Involvement**<sup>2</sup> (SCI) and consultation on the **Sustainability Appraisal (SA) Scoping Report**.<sup>3</sup>
- 2.2. The next stage of the Local Plan was the **Issues and Options**<sup>3</sup> consultation. This consultation stage ran for 8 weeks from 15 February to 8 April 2016. This included issues that the Local Plan could address as well as setting out

<sup>1</sup> LDS: [http://www.broads-authority.gov.uk/\\_data/assets/pdf\\_file/0003/1011468/Broads-Local-Plan-LDS-August-2017.pdf](http://www.broads-authority.gov.uk/_data/assets/pdf_file/0003/1011468/Broads-Local-Plan-LDS-August-2017.pdf)

<sup>2</sup> SCI: [http://www.broads-authority.gov.uk/\\_data/assets/pdf\\_file/0006/576609/Final-Adopted-Statement-of-Community-Involvement-November-2014.pdf](http://www.broads-authority.gov.uk/_data/assets/pdf_file/0006/576609/Final-Adopted-Statement-of-Community-Involvement-November-2014.pdf)

<sup>3</sup> See this webpage for previous stages of the Local Plan process: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/previous-stages>

options for ways to address that particular issue. The responses to the Issues and Options consultation informed the Preferred Options version of the Local Plan.

- 2.3. The next stage of the Local Plan was the **Preferred Options**<sup>3</sup> consultation. This consultation stage ran for 9 weeks from 5 December 2016 to 3 February 2017. This version of the Local Plan included draft policies and supporting text. The comments received informed the Publication version of the Local Plan.
- 2.4. The **Publication**<sup>3</sup> version of the Local Plan included the final versions of the policies and supporting text. This was subject to consultation. This consultation stage ran for 8 weeks from 9 November 2017 to 5 January 2018. The Publication Local Plan, supporting documents and consultation responses were **submitted** to the Planning Inspector in March 2018.
- 2.5. The **Examination**<sup>4</sup> of the Local Plan (discussed in more detail in section 3 of this report) took place between March 2018 and March 2019 and **public hearings** were held in June and September 2018. There was a consultation on the **proposed modifications**<sup>5</sup> to the Local Plan and this was held between January and March 2019. The responses to this consultation were sent to the Inspector who then produced her **report** (see section 4 of this report).

### **3. The Examination (including Modifications Consultation)<sup>4</sup>**

- 3.1. The Examination process included the following stages:
  - i) The Authority appointed a Programme Officer to act as the main contact point for all interested parties, including the Broads Authority itself.
  - ii) The Inspector asked the Authority and interested stakeholders, a series of questions to help her understanding of the Local Plan.
  - iii) Hearings were held in public in June and September 2018, attended by those wishing to partake in discussions on various aspects of the Local Plan.
  - iv) As a result of the hearings, the Inspector asked the Authority to complete a number of tasks to provide further explanation into parts of the Local Plan as well as to further justify particular parts of the Local Plan.
  - v) The Inspector highlighted areas of the Plan that required Main Modifications to ensure the final plan was sound. The Authority identified some additional modifications and changes to the Policies Maps to reflect factual matters or to improve the way in which the Local Plan reads, but which did not fundamentally affect the policies.
  - vi) All these changes were assessed through the Sustainability Appraisal process as well as being subject to Habitats Regulation Assessment. These concluded that the changes were acceptable in respect of those assessments.

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<sup>4</sup> The various examination documents can be found here: <http://www.broads-authority.gov.uk/planning/planning-policies/development/future-local-plan/examination-of-the-local-plan-for-the-broads-2018>



- vii) A marked version of the Local Plan was then published for a seven week consultation from 28 January to 15 March 2019. Responses were collated and sent to the Inspector.

#### **4. The Inspector's Report**

- 4.1. At the time of writing this report, the Inspector's Report had not been received. The Inspector's Report should have been received by the date of the meeting and the contents will be reported orally to Planning Committee.

#### **5. Main changes to the Local Plan**

- 5.1. The following lists the main changes to the Local Plan as a result of the consultation responses received at the Publication stage (ie the version that was the subject of the public Hearings) as well as a result of the Examination process. Any changes as a result of the consultation on the Modifications Local Plan (ie the version incorporating the changes recommended following the public Hearings) will be reported at the meeting.
  - a) There is a new Major Development policy (DM1) to reflect the approach of the NPPF (2018) that Major Development might not be appropriate in National Parks or the Broads.
  - b) The Plan was updated generally to future proof in line with the 2018 NPPF although the Local Plan has been examined under the 2012 NPPF.
  - c) In the Employment policies section, the reference to A1 (shops) is removed because, on reflection, this was considered too permissive.
  - d) Policy DM28: Development on waterside sites in employment or commercial use, including boatyards, has been re-written/re-ordered to make the policy clearer. No major changes to the intention of the policy.
  - e) Policy DM33: Moorings, mooring basins and marinas. The approach to the requirements for contribution of visitor moorings aspect of this policy has been clarified.
  - f) Housing section: General improvements to reflect fact as well as clarification of what the housing target for the Local Plan is.
  - g) Policy MODDM34: Affordable housing. The main change reflects the new NPPF (2018) as well as clarifying the off-site contribution aspect and the fact that North Norfolk District is a designated rural area so can set affordable housing contributions at a lower threshold than the NPPF allows.
  - h) Policy MODDM37: New residential moorings. This policy has had the most significant changes. First of all, there are changes to allow residential moorings in principle in Norwich (rather than just in marinas and boatyards) subject to other aspects of the policy. This change means that the wording of other parts of the policy then needed clarifying. The development boundary aspect is expanded to allow residential moorings in marinas and boatyards that are within walking distance of at least three out of a list of key services. These changes potentially enable more areas to be policy compliant for residential moorings. All residential moorings arising from this policy or allocations now have a requirement to produce a management plan.

- i) Policy MODDM43: Design. There was a drafting error and now the policy is correct (as well as not referring to an old standard relating to design). It did refer to a requirement for 5% of units on schemes of 20 or more requiring accessibly and adaptable design, but it should have been 20% of schemes of 5 or more and this has been corrected.
- j) Policy MODDM51: Retail development in the Broads. This is a new policy and is required to be a general retail policy for such land uses in the Broads.
- k) Policy MODBEC1: Former Loaves and Fishes, Beccles. The policy is amended to be more flexible by stating acceptable uses.
- l) Brundall policies: some of these policies said that residential moorings, in principle, are acceptable in this area. However, because of the highways' constraints due to the narrow road and level crossing, Norfolk County Council would not support residential moorings here and therefore reference has been removed.
- m) Policy MODHOR9: Horning Residential Moorings (Ropes Hill). A new allocation for around 6 residential moorings.
- n) Policy MODOUL3: Oulton Broad District Shopping Centre. This policy has been changed to be consistent with Waveney Council's version to ensure consistency and to reflect the fact that Waveney's examination advanced more quickly than the Broads Authority's.
- o) Policy PUBSOL2 is removed as the property has permission for a house.
- p) Policy MODSOM1: Somerleyton Marina Residential Moorings. New allocation for around 10 residential moorings.
- q) Policy MODSSA47: Road schemes on the Acle Straight (A47T). Policy rewritten to address Norfolk County Council's concerns, but the overall approach has not changed.
- r) Appendices: the housing and residential moorings trajectory has been updated to better reflect monitoring and potential delivery dates of allocations and extant permissions.
- s) Appendices: there is the inclusion of a list of Parishes in the Broads as well as a map.
- t) Appendices: these make reference to parking standards and open space standards of our Districts.

## **6. Supporting documents**

- 6.1. The Sustainability Appraisal (SA) was revised to reflect and assess the modifications to the Local Plan. Similarly, the Habitats Regulations Assessment (HRA) was also revised to assess the modifications to the Local Plan.
- 6.2. Any changes as a result of the Inspector's Report will also be assessed using the SA and HRA process.

## **7. Adoption of the Local Plan**

- 7.1. If the Inspector's Report concludes the Local Plan is sound, the intention is for the Local Plan to be presented to the Authority for adoption at the meeting on 17 May 2019.

## **8. Next Steps**

- 8.1. Following Planning Committee, the Local Plan for the Broads will be taken to the Authority for Final Adoption. From that point, the policies in the Core Strategy, Development Management DPD and Sites Specifics Local Plan as well as the saved policy from the 1997 Local Plan will be superseded and no longer valid when determining planning applications.
- 8.2. Once the Authority agrees to adopt the Local Plan, there are some regulatory process requirements that need to be completed, such as informing stakeholders of the adoption and placing notices in the press. The Authority is aware of the steps required and these will be undertaken in an appropriate and timely manner.
- 8.3. It is important to note that any person who is aggrieved by the adoption of the Local Plan for the Broads may make an application to the High Court under Section 113 of the Planning & Compulsory Purchase Act 2004, on the grounds that the document is not within the appropriate power and/or a procedural requirement has not been complied with. Any such application must be made promptly and no later than 6 weeks after the date on which the Local Plan for the Broads is adopted.

## **9. Financial**

- 9.1. The Authority is yet to receive the final invoice for the costs of the Planning Inspector, but anticipates the cost to be in the region of £60,000. This cost has been budgeted for.
- 9.2. The Local Plan for the Broads will need to be printed and made available at the usual libraries and Council Offices around the Broads. This is likely to cost around £4,000. The printing cost will be met from the Planning Policy budget.
- 9.3. A press advert will be required to advertise the adoption of the Local Plan and it is estimated that this could cost in the region of £500.

## **10. Conclusion**

- 10.1 Subject to the Inspector's Report concluding that the Local Plan is sound, it is recommended that the Broads Local Plan be endorsed and referred to full Authority for adoption.

Background papers: None

Author: Natalie Beal  
Date of report: 12 April 2019

Appendices: None

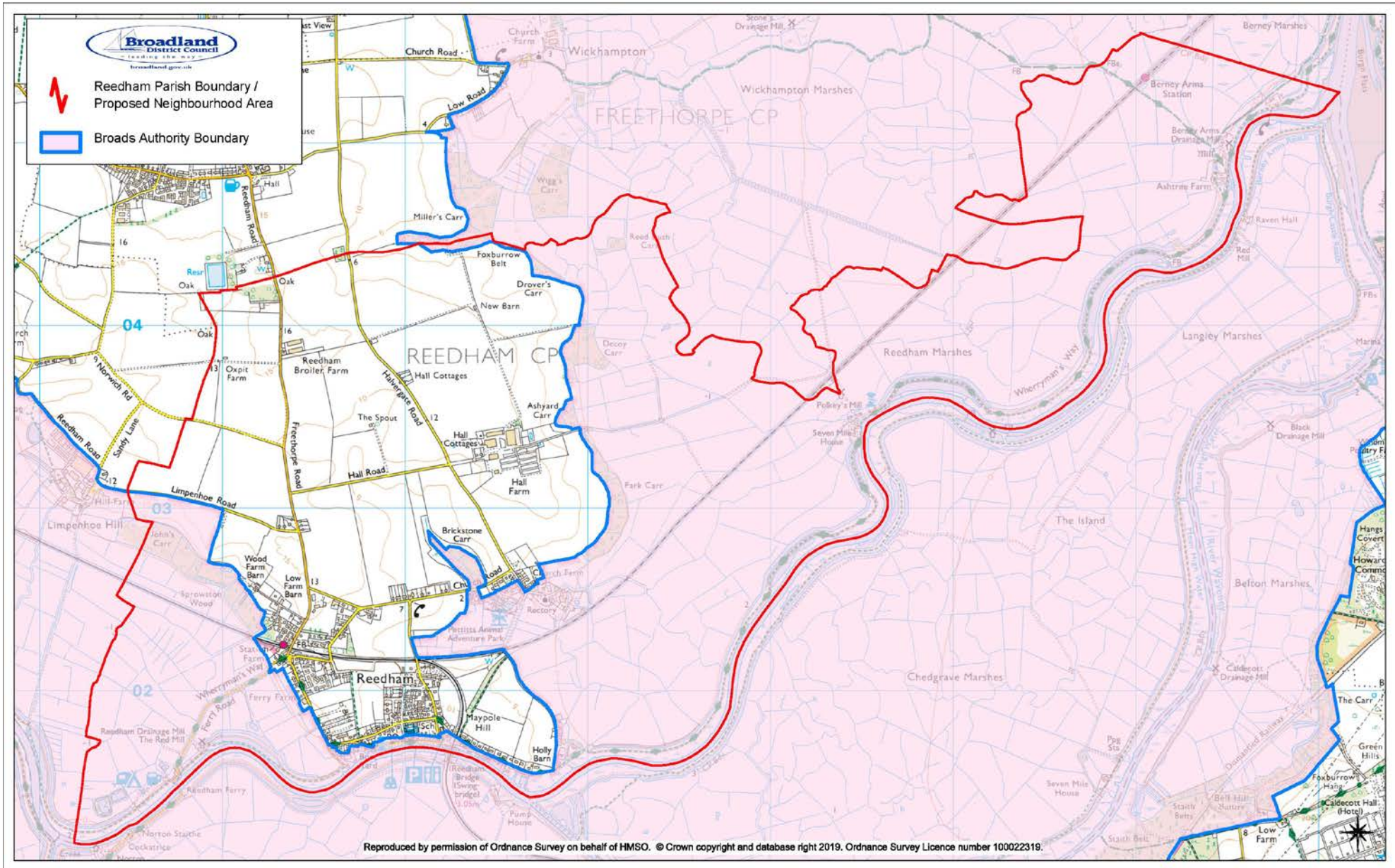
**Reedham Neighbourhood Plan  
Designating Reedham as a Neighbourhood Area**  
Report by Planning Policy Officer

<b>Summary:</b>	The report briefly introduces the Reedham Neighbourhood Plan.
<b>Recommendation:</b>	That the Planning Committee agrees to Reedham becoming a Neighbourhood Area in order to produce a Neighbourhood Plan.

**1. Neighbourhood Planning**

- 1.1. Neighbourhood planning was introduced through the Localism Act 2011. Neighbourhood Planning legislation came into effect in April 2012 and gives communities the power to agree a Neighbourhood Development Plan, make a Neighbourhood Development Order and make a Community Right to Build Order.
- 1.2. A Neighbourhood Development Plan can establish general planning policies for the development and use of land in a neighbourhood, for example:
  - where new homes and offices should be built
  - what they should look like
- 1.3. Under the Neighbourhood Planning (General) Regulations 2012, parish or town councils within the Broads Authority's Executive area undertaking Neighbourhood Plans are required to apply to the Broads Authority and the relevant District Council to designate the Neighbourhood Area that their proposed plan will cover.
- 1.4. Once these nominations are received there was a requirement to consult on the proposal for 6 weeks. However an update to the National Planning Policy Guidance has removed the need to consult for 6 weeks. As such, it is for the Local Planning Authority to agree an area become a Neighbourhood Area in order to produce a Neighbourhood Plan.
- 1.5. **Reedham**

Reedham Parish Council in Broadland District has submitted the application for their entire Parish. Source: Broadland District Council.



## **2. About Reedham Neighbourhood Area application.**

- The nomination was received on 4 April 2019
- There are no known or obvious reasons to not agree the Neighbourhood Area.

## **3. Links of relevance:**

- 3.1. The Broads Authority Neighbourhood Planning webpage:  
<http://www.broads-authority.gov.uk/planning/future-planning-and-policies/neighbourhood-planning.html>
- 3.2. Broadland District Council's Neighbourhood Planning webpage:  
<https://www.broadland.gov.uk/neighbourhoodplans>
- 3.3. Some guidance/information on Neighbourhood Planning:  
<http://www.rtpi.org.uk/planning-aid/neighbourhood-planning/>

## **4. Financial Implications**

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

## **5. Conclusion and recommendation**

- 5.1. It is recommended that the Planning Committee agrees to Reedham becoming a Neighbourhood Area in order to produce a Neighbourhood Plan.

Background papers: None  
Author: Natalie Beal  
Date of report: 11 April 2019  
Appendices: None

**Appeals to the Secretary of State Update with Annual Review**  
Report by Administrative Officer

**Summary:** This report sets out the position regarding appeals against the Authority since January 2019. It also provides the annual summary of the decision received from the Secretary of State from April 2018 to 31 March 2019.

**Recommendation:** That the report be noted.

## **1 Introduction**

- 1.1 The attached table at Appendix 1 shows an update of the position on appeals to the Secretary of State against the Authority since January 2019.
- 1.2 The attached schedule at Appendix 2 shows the annual summary of the decisions by the Secretary of State on appeals in the year 1 April 2018 to 31 March 2019

## **2 Annual Review**

- 2.1 This is the time when Members are provided with the annual summary of the decisions received from the Secretary of State on appeals for the year April 2018 – 31 March 2019. Up to March 2019 only one appeal against the Authority's decision was received. This relates to an appeal which was submitted in June 2018, and the start date from the Inspector was received in November 2018. Therefore we have only received one decision by the Inspector in this last year.
- 2.2 This appeal related to Hedera House, the details of the decision for which were provided in the report at the last meeting and for reference the outline is in the Schedule at Appendix 2.

## **3 Financial Implications**

- 3.1 There are no financial implications.

Background papers: BA appeal and application files  
Author: Sandra A Beckett/Cally Smith  
Date of report: 20 March 2019  
Appendices: APPENDIX 1 – Schedule of Outstanding Appeals to the Secretary of State since January 2018  
APPENDIX 2 - Schedule of Appeal Decision for the year 2018 - 2019

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

Start Date of Appeal	Location	Nature of Appeal/ Description of Development	Decision and Date
Appeal received by BA in June 2018  Start date 9 November 2018	<b>APP/E9505/W/18/3204127</b> BA/2017/1030/OUT BA/2017/0487/COND  Hedera House The Street THURNE NR29 3AP  Mr Richard Delf	Appeal against grant of planning permission with conditions	Committee Decision on 18 August 2017/ 2 March 2018  Decision received 19 February 2019: <b>Split decision</b> issued with conditions 4&5 Allowed and condition 6 Dismissed.
Appeal received by BA on 11 January 2019  Start Date 11 March 2019	<b>APP/E9505/W/19/3220113</b> <b>BA/2018/0259/OUT</b>  Nursery View Burghwood Road Ormesby Great Yarmouth  Mrs Gillian Miller	Appeal against refusal of planning permission:  Erect 4 no. detached dwellings of 1.5 storeys high, with garages and access.	Delegated Decision on 3 October 2018  Notification letters by 18 March 2019  Statement to be sent by 15 April 2019
Appeal submitted 27 January 2019  Awaiting start date from Planning Inspectorate	<b>APP/E9505/D/19/3221263</b> <b>BA/2018/0364/COND</b>  Riversdale Cottage The Shoal Irstead  Mr Andrew Lodge	Appeal against refusal to remove planning condition	Committee Decision on 9 November 2018
Appeal submitted 01 April 2019  Awaiting start date from Planning Inspectorate	<b>APP/E9505/W19/3225873</b> <b>BA/2018/0213/FUL</b>  Black Horse Point 18 Bureside Estate NR2 8JP  Mr Nicholas Watmough	Appeal against refusal of planning permission  Erection of replacement dwelling	Delegated Decision 12 October 2018



## BROADS AUTHORITY

## Schedule of Decisions on Appeals to the Secretary of State for the year 2018 – 2019

Start and Decision Date	Location Nature of Appeal/ Description of Development	Decision and Date
<p>Appeal received by BA in June 2018</p> <p>Sd 9-11-18</p>	<p><b>APP/E9505/W/18/3204127</b>            BA/2017/1030/OUT            BA/2017/0487/COND</p> <p>Hedera House            The Street            THURNE            NR29 3AP</p> <p>Appeal against grant of Planning Permission with Conditions Mr Richard Delf</p>	<p>Committee Decision on 18 August 2017/            2 March 2018</p> <p>Decision received 19 February 2019: <b>Split decision</b> issued with conditions 4&amp;5 Allowed and condition 6 Dismissed.</p>

**Decisions made by Officers under Delegated Powers**  
Report by Head of Planning

Agenda Item No.13

Summary:	This report sets out the delegated decisions made by officers on planning applications from 25 February 2019 to 12 April 2019
Recommendation:	That the report be noted.

Application	Site	Applicant	Proposal	Decision
<b>Barsham And Shipmeadow PC</b>				
BA/2019/0040/HOUSEH	3 Bungay Road Shipmeadow Suffolk NR34 8HL	Mr Steve Wooltorton	Two storey extension 6 x 6.7m	Approve Subject to Conditions
<b>Barton Turf And Irstead Parish Council</b>				
BA/2018/0193/REM	Irstead Manor Hall Road Irstead Norfolk NR12 8XP	Mr Christopher Corson	Reserved matters application (following outline application BA/2016/0200/OUT) for a replacement dwelling with outbuildings and alterations to existing converted barn.	Approve Subject to Conditions
<b>Beccles Town Council -</b>				
BA/2019/0018/FUL	73 Northgate Beccles NR34 9AY	Mr W Bent	Conversion of 1 x 4-bed flat to 1 x 2-bed and 1 x 1-bed flats. Replace 3 windows, install 3 rooflights (retrospective).	Approve Subject to Conditions
BA/2019/0057/FUL	Mooring Plot Puddingmoor Beccles Suffolk	Ms Clare Mackney	Demolition and replacement of existing shed.	Approve Subject to Conditions
BA/2019/0027/HOUSEH	3B Northgate Beccles Suffolk NR34 9AS	Mrs Janice Grice	Replace juliet balcony with projecting balcony	Approve Subject to Conditions
<b>Belaugh Parish Meeting</b>				
BA/2019/0009/HOUSEH	14 The Street Belaugh Norwich NR12 8XA	Mr Laurie Bellew	Proposed Boat shed	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
<b>Brundall Parish Council</b>				
<b>BA/2019/0023/FUL</b>	<b>Brundall Station And Level Crossing Station Road Brundall Norwich Norfolk</b>	<b>Network Rail Infrastructure Limited</b>	<b>Install new access ramp to Platform 1 and works associated to the upgrade of the level crossing</b>	<b>Approve Subject to Conditions</b>
<b>Bungay Town Council -</b>				
<b>BA/2018/0476/HOUSEH</b>	<b>Bridge House 34 Bridge Street Bungay NR35 1HD</b>	<b>Mr &amp; Mrs Elloitt Starks</b>	<b>Erection of summerhouse</b>	<b>Approve Subject to Conditions</b>
<b>Cantley, Limpenhoe And Southwood</b>				
<b>BA/2018/0521/COND</b>	<b>White House Well Road Cantley Norwich Norfolk NR13 3AL</b>	<b>Mrs Jill Bunting</b>	<b>Use UPVC instead of timber for; side hung casements, rear door. Use aluminium for rear family room doors. Variation of condition 3 of permission BA/2017/0357/HOUSEH.</b>	<b>Approve Subject to Conditions</b>
<b>Ditchingham Parish Council -</b>				
<b>BA/2019/0064/FUL</b>	<b>Waveney Valley Business Park Falcon Lane Ditchingham NR35 2JG</b>	<b>Mr Steve Cundy</b>	<b>Change of use of land from Agricultural to B8 Storage and removal of existing stables building</b>	<b>Approve Subject to Conditions</b>
<b>Earsham Parish Council</b>				
<b>BA/2018/0490/HOUSEH &amp; BA/2018/0491/LBC</b>	<b>Rookery Farm Marsh Lane Earsham NR35 2TU</b>	<b>Mr &amp; Mrs Hodgson</b>	<b>New dormers, balcony, cart lodge &amp; summerhouse. Convert 2 outbuildings.</b>	<b>Approve Subject to Conditions</b>
<b>Fleggburgh Parish Council</b>				
<b>BA/2019/0011/APPCON</b>	<b>Farmhouse Common Farm Silver Street Fleggburgh Norfolk NR29 3DB</b>	<b>Mr Peter Flowerdew</b>	<b>Details of Condition 13: Historic Buildings Record of permission BA/2018/0323/COND</b>	<b>Approve</b>

Application	Site	Applicant	Proposal	Decision
<b>Horning Parish Council -</b>				
<b>BA/2019/0077/NONMAT</b>	<b>4 Bureside Estate Crabbetts Marsh Horning Norfolk NR12 8JP</b>	<b>Dr Peter Jackson</b>	<b>745mm extension to terrace, mooring replaced with slipway, alterations to access and external appearance. Non-material amendment to permission BA/2017/0168/FUL.</b>	<b>Approve</b>
<b>BA/2019/0031/FUL</b>	<b>Bonnington Horning Reach Horning NR12 8JR</b>	<b>Ms Julie Greer</b>	<b>Replace existing timber quay heading &amp; slipway like for like; remove existing slip &amp; extend cut by 4.2m</b>	<b>Approve Subject to Conditions</b>
<b>Hoveton Parish Council -</b>				
<b>BA/2019/0048/APPCON</b>	<b>The Old Vicarage Horning Road Hoveton Norfolk NR12 8NY</b>	<b>Mr Michael Joyner</b>	<b>Details of Condition 3: Arboricultural method statement of permission BA/2018/0245/HOUSEH</b>	<b>Approve</b>
<b>BA/2019/0051/HOUSEH</b>	<b>Hawkwood Meadow Drive Hoveton NR12 8UN</b>	<b>Mr James Gunn</b>	<b>Erection of a single storey rear garden room</b>	<b>Approve Subject to Conditions</b>
<b>BA/2018/0442/COND</b>	<b>Roys (Wroxham) Ltd Car Park Station Road Hoveton Norfolk NR12 8UR</b>	<b>Mr E Roy</b>	<b>Variation of Condition 1 of permission BA/2018/0154/FUL to allow use of site as carpark for minimum of 5 years.</b>	<b>Approve Subject to Conditions</b>
<b>BA/2018/0495/HOUSEH</b>	<b>Keepers Cottage 8 Long Lane Hoveton Norfolk NR12 8JX</b>	<b>Mr G Fillery</b>	<b>Extension to dwelling.</b>	<b>Approve Subject to Conditions</b>
<b>Ludham Parish Council -</b>				
<b>BA/2018/0486/HOUSEH</b>	<b>Fenside Horsefen Road Ludham NR29 5QG</b>	<b>Mr M Ward</b>	<b>Single storey side extension</b>	<b>Approve Subject to Conditions</b>
<b>Mautby Parish Council</b>				
<b>BA/2019/0080/NONMAT</b>	<b>Mill View Meadow Chapel Road Runham Mautby Norfolk</b>	<b>Mr David Watts</b>	<b>Increase in length to 7.2 m. Decking colour change from grey to wood effect (match pod cladding), non-material amendment to BA/2018/0152/FUL</b>	<b>Approve</b>

Application	Site	Applicant	Proposal	Decision
<b>BA/2018/0470/FUL &amp; BA/2018/0471/LBC</b>	<b>Manor Farm Cottage Manor Farm Low Road Runham Mautby Norfolk NR29 3EQ</b>	<b>Mr Holmes And Ms Gentle</b>	<b>Convert outbuilding to self contained annexe</b>	<b>Approve Subject to Conditions</b>
<b>Mettingham Parish Council -</b>				
<b>BA/2019/0015/HOUSEH</b>	<b>Valley Farm Low Road Mettingham NR35 1TS</b>	<b>Mr &amp; Mrs P Van Cotthem</b>	<b>Erection of car port.</b>	<b>Approve Subject to Conditions</b>
<b>Neatishead Parish Council -</b>				
<b>BA/2019/0062/NONMAT</b>	<b>Lynwood Irstead Road Neatishead Norfolk NR12 8BJ</b>	<b>Mrs Christine Breden</b>	<b>Install solar panels on the north and south sides of the house, instead of just the south. Non-material amendment to application BA/2018/0137/FUL.</b>	<b>Approve</b>
<b>Oulton Broad Parish Council -</b>				
<b>BA/2019/0033/NONMAT</b>	<b>Former Pegasus Marine Caldecott Road Lowestoft Suffolk NR32 3PH</b>	<b>Badger Building (East Anglia) Ltd</b>	<b>Increased eaves height to block F, increased ridge height to blocks H-K. Non-material amendment to BA/2016/0151/COND.</b>	<b>Approve</b>
<b>BA/2018/0426/FUL</b>	<b>Broadland Holiday Village Marsh Road Lowestoft Suffolk NR33 9JY</b>	<b>Mr Paul Spriggins</b>	<b>Change of use &amp; extension to part of existing restaurant to create 8 hotel bedrooms, extension to remaining restaurant &amp; creation of outdoor seating area.</b>	<b>Approve Subject to Conditions</b>
<b>Somerton Parish Council</b>				
<b>BA/2018/0489/HOUSEH</b>	<b>Grange Cottage The Grange Cottage Road Somerton Norfolk NR29 4DL</b>	<b>Mr John Crooks</b>	<b>Single-storey rear extension</b>	<b>Approve Subject to Conditions</b>
<b>BA/2019/0078/PN</b>	<b>Farmhouse Somerton Holmes Farm Horsey Road West Somerton Somerton Norfolk NR29 4DW</b>	<b>Lord Agnew</b>	<b>Erection of straw barn</b>	<b>Prior Approval not Required</b>

Application	Site	Applicant	Proposal	Decision
<b>South Walsham Parish Council</b>				
BA/2018/0413/FUL	Broad Lodge 8 Fleet Lane South Walsham Norwich NR13 6ED	Mr Peter Atkins	Replace quay heading. 35 metres on South Walsham Broad and 25 metres in private dyke. Infill a shallow dyke.	Approve Subject to Conditions
<b>Stalham Town Council</b>				
BA/2019/0035/FUL	Museum Of The Broads The Staithe Stalham Norfolk NR12 9DA	Mr Trevor Bone	Install lift facility for disabled boat users	Approve Subject to Conditions
BA/2019/0049/FUL	30 Long Dyke Wayford Bridge Norfolk	Mr Neil Kerridge	Erect storage building and associated landscaping	Approve Subject to Conditions
<b>Thurne Parish Council -</b>				
BA/2019/0010/COND	Kingsbury Cottage Common Lane Thurne Norfolk NR29 3BX	Mr Nigel Canham	Change of waste water processing method, variation of condition 2 of permission BA/2017/0492/FUL	Approve
BA/2019/0039/FUL	Mill View The Street Thurne Norfolk NR29 3AP	Mr & Mrs J Molineux	Change of use of land. Erection of garage within curtilage.	Approve Subject to Conditions
<b>Trowse With Newton Parish Council</b>				
BA/2019/0036/FUL	Whitlingham Broad Camp Site Whitlingham Lane Trowse Norfolk NR14 8TR	Ms Linda Robey	New glamping unit (former railway carriage) & new pedestrian entrance bridge	Approve Subject to Conditions
<b>Wroxham Parish Council -</b>				
BA/2018/0520/HOUSEH	Hartwell House 17 Hartwell Road Wroxham Norwich NR12 8TL	Doe	Single storey extension.	Approve Subject to Conditions
BA/2019/0046/HOUSEH	Swans Harbour Beech Road Wroxham Norwich NR12 8TP	Mr & Mrs Daniel Thwaite	Single storey rear extension, entrance canopy, and alterations to cladding and windows.	Approve Subject to Conditions

Application	Site	Applicant	Proposal	Decision
<b>BA/2018/0461/FUL</b>	<b>Hotel Wroxham Riverside Centre Norwich Road Hoveton Norfolk NR12 8AJ</b>	<b>Ms Wendy Timewell</b>	<b>Two storey extension to bar including first floor bedrooms. Replace cellar entrance with ramped stairs. Replace service entrance with extension. Replace shed and bin store with seating area.</b>	<b>Approve Subject to Conditions</b>