

# Planning Committee

## Agenda 5 December 2025

10.00am

The King's Centre, 63-75 King Street, Norwich, NR1 1PH

John Packman, Chief Executive – Friday 28 November 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. 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)
3. **To receive and confirm the minutes of the Planning Committee meeting held on 7 November 2025** (Pages 4-10)
4. To note whether any items have been proposed as matters of urgent business
5. 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](#).
6. Request to defer applications included in this agenda and/or vary the order of the agenda

### Planning and enforcement

7. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**
  - 7.1. BA/2025/0238/FUL Land To West Of Clint Street, Ludham, Norfolk (Pages 11-22)
  - 7.2. BA/2023/0443/FUL Richardsons Boatyard, The Staithe, Stalham (Pages 23-41)
  - 7.3. BA/2025/0251/FUL Wayford Nurseries, Wayford Road, Wayford Bridge (Pages 42-50)
  - 7.4. BA/2025/0031/UNAUP2 Land On The West Side Of River Waveney, Beccles (Pages 51-59)

7.5. BA/2024/0045/UNAUP4 Land On The South-West Side Of Norwich Road, Gillingham  
(Pages 60-70)

8. **Enforcement update** (Pages 71-79)  
Report by Development Manager

## Policy

9. **Consultation responses** (Pages 80-94)  
Report by Planning Policy Officer

10. **Local Plan for the Broads - Supporting material** (Pages 95-138)  
Report by Planning Policy Officer

## Matters for information

11. **Appeals to the Secretary of State update** (Pages 139-140)  
Report by Development Manager

12. **Decisions made by Officers under delegated powers** (Pages 141-144)  
Report by Development Manager

## Other matters

13. 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

14. **To note the date of the next meeting – Friday 16 January 2026 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

