

# Planning Committee

## Agenda 7 November 2025

10.00am

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

John Packman, Chief Executive – Friday 31 October 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 12 September 2025** (Pages 4-11)
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:**  
There are no applications for consideration.
8. **Enforcement update** (Pages 12-19)  
Report by Development Manager

## Policy

9. **Local Plan – Regulation 19 re-consultation** (Pages 20-23)  
Report by Planning Policy Officer
10. **Consultation responses** (Pages 24-29)  
Report by Planning Policy Officer

## Matters for information

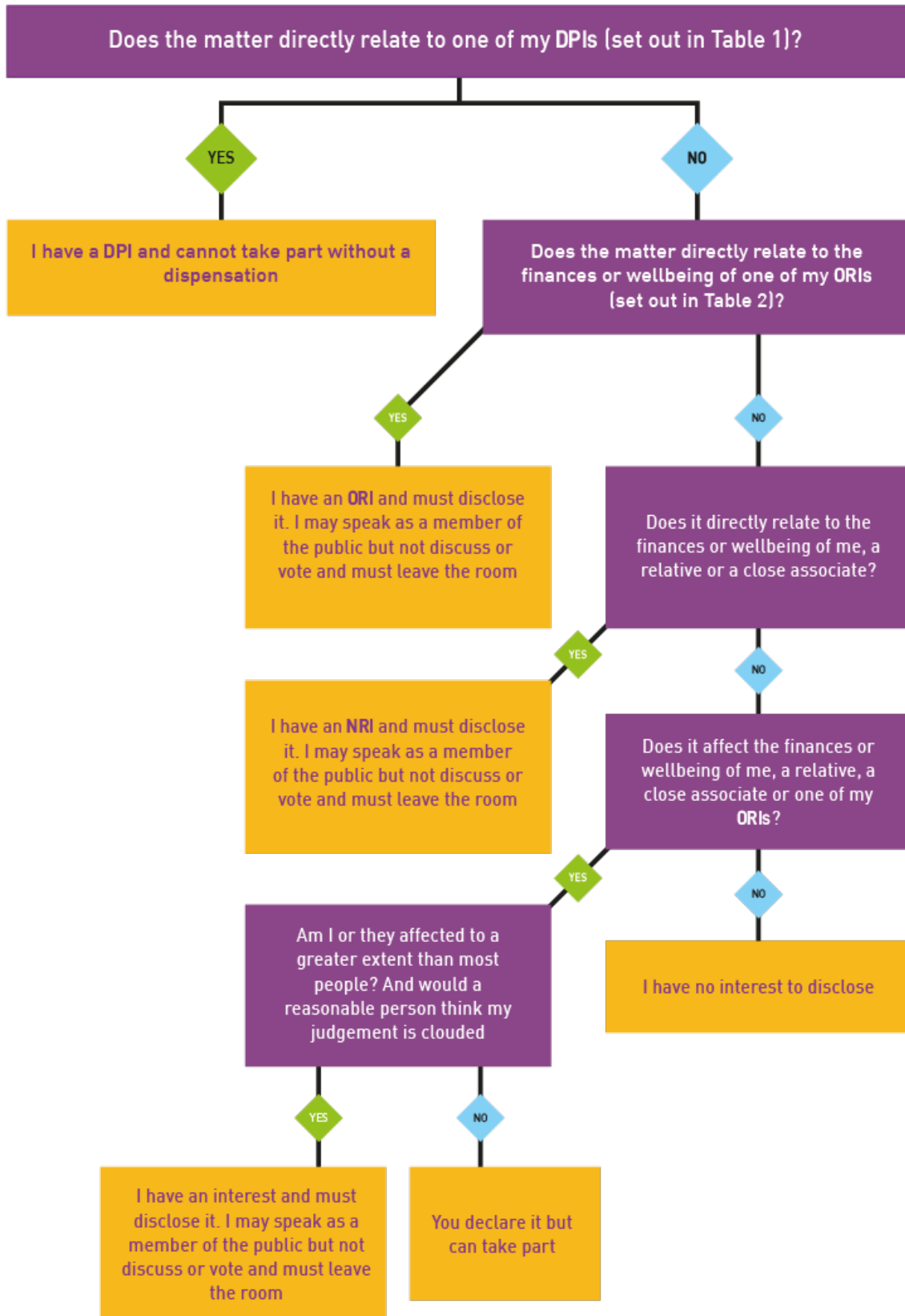
11. **Circular 28/83 Publication by Local Authorities of information about the handling of planning applications Q3 (1 July to 30 September) 2025** (Pages 30-36)  
Report by Planning Technical Support Officer
12. **Appeals to the Secretary of State update** (Pages 37-38)  
Report by Development Manager
13. **Decisions made by Officers under delegated powers** (Pages 39-43)  
Report by Development Manager

## Other matters

14. 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
15. **To note the date of the next meeting – Friday 5 December 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 12 September 2025

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## Present

Harry Blathwayt – in the Chair (items 1-3), Tony Grayling – in the Chair (item 4 onwards), Stephen Bolt, Andrée Gee, James Harvey, Martyn Hooton, Leslie Mogford, Gurpreet Padda, James Reeder and Vic Thomson

## In attendance

Natalie Beal – Planning Policy Officer (item 12), Jason Brewster – Governance Officer, David Carmichael – the Authority’s Assistant Arboricultural Consultant (item 11), Kate Knights– Heritage and Design Manager (item 11) and Ruth Sainsbury – Head of Planning

## Members of the public in attendance who spoke

No members of the public in attendance.

## 1. Apologies and welcome

The Chair welcomed everyone to the meeting.

**Apologies** were received from Tim Jickells, 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. Appointment of Chair

Tim Jickells was proposed by Tony Grayling and seconded by Harry Blathwayt.

**There being no other nominations, Tim Jickells was appointed Chair of the Planning Committee for the forthcoming year 2025/26.**

## 3. Appointment of Vice-Chair

Tony Grayling was proposed by Stephen Bolt and seconded by Harry Blathwayt.

**There being no other nominations, Tony Grayling was appointed Vice-Chair of the Planning Committee for the forthcoming year 2025/26.**

Vic Thomson joined the meeting.

## 4. Declarations of interest and introductions

Members indicated that they had no further declarations of interest other than those already registered.

## 5. Minutes of last meeting

The minutes of the meeting held on 18 July 2025 were approved as a correct record and signed by the Chair.

## 6. Matters of urgent business

There were no items of urgent business

## 7. Chair's announcements and introduction to public speaking

No members of the public had registered to speak.

## 8. Requests to defer applications and/or vary agenda order

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

## 9. Applications for planning permission

There were no applications for consideration.

## 10. Enforcement update

Members received an update report from the Head of Planning (HoP) 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 HoP confirmed that sentencing, previously scheduled for 25 July 2025, had been cancelled by the Court; sentencing at Norwich Crown Court had been rescheduled for 6 October 2025.

## 11. BA/2025/0002/TPO 2a The Street, Geldeston

The Heritage and Design Manager (HDM) presented the report recommending confirmation of a provisional Tree Preservation Order (TPO) for an oak tree and sycamore tree located at 2a The Street, Geldeston. The applicant had submitted a notification of proposed works to trees in a Conservation Area (a Section 211 notice) 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. Members had agreed at the meeting on 18 July 2025 that, given the nature of the objection, there was no value in undertaking a site visit in this instance.

The HDM presented location maps showing the site within Geldeston on the corner of Station Road and The Street, a site map showing both trees located adjacent to the site's boundary with Station Road, the oak being located in the hedge towards the corner of Station Road and The Street and the sycamore positioned just to the south and set back from the boundary by a couple of metres, and a series of photographs of the subject trees viewed from vantage points on Station Road and The Street.

The HDM noted that the site was located within the Geldeston Conservation Area (CA) and that the location of both trees had been remarked on within the Geldeston CA appraisal for their contribution to the character of the area. Both trees were early mature specimens, considered to be in good condition with a likely retention span of between 40 and 100 years. As demonstrated by the photographs, due to their size and location, both trees were publicly visible and both made positive contributions to the street scene and the wider landscape.

The objections raised were not considered relevant to the confirmation of the TPO and they did not negate the need for the TPO and the preservation of the trees. In response to a question the HDM confirmed the Authority's response set out in the report to the points raised in the objection:

- Given the amenity value of the trees and the inappropriate nature of the proposed trees works the TPO was necessary. There were specific criteria for serving a TPO and it was not expedient to serve TPOs on the other trees suggested.
- The residents may not have any intention of felling the trees however the TPO was served to prevent the proposed tree works that the Authority deemed inappropriate.
- The Authority, as the Local Planning Authority for the Broads, had a statutory responsibility to respond to Section 211 notices and serve TPOs as required.

The HDM concluded the assessment by indicating the recommendation was to confirm the provisional TPO.

In response to questions the HDM confirmed that the subject trees, located within the applicant's property, were owned by the applicant and that the objector was not the applicant.

Members asked what extra protection a TPO would serve within a CA and why a TPO was required. The HDM responded that trees within a CA required people to notify the Local

Planning Authority (LPA), using a Section 211 notice, six weeks before carrying out certain work on the tree. The LPA had to respond within the six weeks to indicate whether the notified works were appropriate or not. If the LPA considered the works were not appropriate and the applicant was not willing to withdraw the Section 211 notice then the only mechanism to prevent the proposed trees works was by serving a TPO. In the context of this TPO, the Authority did not consent to the proposed tree works, the applicant was unwilling to withdraw the Section 211 notice and the Authority served a TPO to prevent this work. The Authority's Assistant Arboricultural Consultant (AAC) added that although a TPO required an applicant to state the reason for any proposed tree works, a Section 211 notice for tree works within a CA did not and therefore we do not know the applicant's reasons for wanting to carry out the works.

In response to a question the AAC clarified that although the proposed works were considered not appropriate the AAC had viewed both trees and identified that the oak tree had some over extended limbs which meant there was quite a lot of tip-end weight. The AAC considered it prudent and good tree management to reduce the tip-end weight of the impacted limbs on the oak tree. This could be agreed with the owner even if the TPO was confirmed. The AAC did not see any benefit to the owner or the community of any intervention regarding the sycamore tree. The AAC confirmed that the oak tree was an English oak of approximately 15 metres in height and the sycamore was approximately 12 metres tall.

A Member asked who was responsible for the cost of the TPO. The HDM responded that there was no charge for submitting a Section 211 notice and that the cost of the tree works remained the responsibility of the owner.

The Member asked whether both trees had to be considered on the same TPO. The HDM confirmed that given their location within the CA and the context of the tree works application it was considered practical to serve a single TPO.

In response to a question the HDM confirmed that no representations had been received from the Highways Authority.

A Member asked whether the applicant had any specialist tree knowledge. The HDM confirmed that we do not know as this was not a consideration of the TPO process.

Members were supportive of protecting the oak tree with no reservations raised. A couple of Members were reluctant to support the preservation of the sycamore with both Members characterising this as a non-native species of tree that was considered a weed by gardeners and one Member believing this species was more prone to disease. Other Members supported the protection of the subject sycamore tree with a Member considering this a fine specimen that deserved protection and another Member highlighting the usefulness of sycamore wood.

Martyn Hooton proposed, seconded by Stephen Bolt

**It was resolved 9 votes for and 1 abstention to confirm Tree Preservation Order BA/2025/0002/TPO 2a The Street, Geldeston.**

## 12. Consultation Responses

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

- Strumpshaw Neighbourhood Plan Review issued by Broadland District Council (BDC).
- North Norfolk Local Plan Main Modifications consultation produced by North Norfolk District Council (NNDC).

Appendix 2 of the report detailed consultation responses previously submitted for both Landscape Susceptibility in relation to Energy Generation, Storage and Transmission Supplementary Planning Document issued by South Norfolk Council and on proposed reforms to processes associated with Electricity Network Infrastructure Build and Maintenance issued by the Department for Energy Security and Net Zero. The PPO proposed to discuss each section of the report in turn and welcomed members' feedback on the draft responses.

### Strumpshaw Neighbourhood Plan Review

The Strumpshaw Neighbourhood Plan Regulation 16 version of the plan had been issued for consultation. The PPO indicated that along with comments seeking clarification on a number of points and some suggested improvements she had raised three objections:

- There was an ambiguity/inconsistency in the plan's wording associated with the settlement boundary and a possible revision to the boundary; if the boundary was being revised there was no associated policy to support this amendment.
- The Neighbourhood Plan Group, BDC and the Authority had previously discussed issues raised by a Member of the Broads Authority regarding the Habitats Regulation Assessment and Strategic Environmental Assessment screening. The changes agreed during those discussions had not been applied to the neighbourhood plan.
- The neighbourhood plan's policy regarding community facilities was contrary to the Authority's equivalent policy. The plan's criteria regarding community facilities reflected the wording used in the Local Plan for the Broads submitted for examination in 2018. The Examiner's report had changed these criteria which were subsequently included in the Local Plan for the Broads adopted in May 2019.

### North Norfolk Local Plan Main Modifications

The North Norfolk Local Plan had been examined and the Planning Inspector had recommended, in conjunction with NNDC, a number of modifications which had been issued for consultation. The PPO, in addition to highlighting the omission of references to the Broads, had requested an update to reflect a change introduced by the new government to remove the requirement for local plans to identify suitable areas for onshore wind power (the Planning Committee endorsed the equivalent change to the Local Plan for the Broads on the 13 September 2024).

Since the report was issued, a Member of the Planning Committee had suggested some additional responses that the PPO supported. The first response related to an improvement to

section 6.1.1 of the Local Plan to better reflect the Levelling Up and Regeneration Act 2023 amendment to Section 17A of the Norfolk and Suffolk Broads Act 1988. Section 17A created a general duty of public bodies, and this was amended to replace 'shall have regard to' with 'must seek to further' in the context of the Authority's statutory purpose and this updated wording was expected to be incorporated in the Local Plan. The other additional response related to the Planning Inspector's modification to extend references to native trees to include "or appropriate trees". The Member had requested a clarification regarding what constituted appropriate trees and questioned the need to tone down the importance of native trees. A Member asked whether a further clarification regarding the definition of native trees could be included in the response to which the PPO agreed.

Andrée Gee proposed, seconded by Gurpreet Padda

**It was resolved unanimously to endorse the nature of the proposed responses to the Regulation 16 version of the Strumpshaw Neighbourhood Plan and, subject to the agreed Member amendments, the North Norfolk Local Plan main modifications.**

#### Landscape Susceptibility in relation to Energy Generation, Storage and Transmission Supplementary Planning Document

The PPO confirmed that the consultation response to South Norfolk Council's Landscape Susceptibility in relation to Energy Generation, Storage and Transmission Supplementary Planning Document had been shared with Members via email prior to submission. The response included corrections to ensure adequate referencing to the Broads and, at the behest of South Norfolk Council, a new section relating to the impact of schemes on the Broads.

#### Electricity Network Infrastructure: Consents, Land Access and Rights

The Department for Energy Security and Net Zero was 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. The PPO received notification of this consultation a matter of days before the submission deadline. The proposed changes referred to National Parks and National Landscapes however they had omitted to reference the Broads or the Broads Authority and the response sought to correct these omissions.

There was a discussion regarding the government's ongoing planning reforms and their expected impacts on the Authority. The PPO indicated that the Planning and Infrastructure Bill, once enacted, would deliver a range of changes to the development process and included changes to environmental regulation and possible mitigation of environmental impacts. It was unclear when these changes would be implemented and whether there would be a need for secondary legislation or statutory instruments to fully enact the scope of this new legislation. The PPO explained that changes to the local plan system associated with the Levelling-up and Regeneration Act 2023 were ongoing and a revised version of the National Planning Policy Framework was expected, both of which would be consulted on later in the year.

### **13. Circular 28/83 Publication by Local Authorities of information about the handling of planning applications – Q2 (1 April to 30 June) 2025**

The Head of Planning (HoP) introduced the report, which provided the development management statistics for the quarter ending 30 June 2025. The HoP highlighted that all minor and other applications had been determined within statutory timescales or within an agreed extension of time as shown in table 2 (of the report) and exceeded the national performance indicators as shown in table 3 (of the report). Members noted this as excellent performance and thanked the Planning Team.

### **14. Appeals to the Secretary of State**

The Committee received a schedule of appeals to the Secretary of State since the last meeting. The Head of Planning highlighted the recent appeal decision relating to an open structure pavilion/boathouse over a mooring at Little Quay, Potter Heigham. The Planning Inspector's assessment supported the Authority's decision and Local Plan Policies DM21 (amenity) and DM43 (design) on which that decision was based.

### **15. Decisions made by officers under delegated powers**

The Committee received a schedule of decisions made by officers under delegated powers from 4 July 2025 to 29 August 2025 and any Tree Preservation Orders confirmed within this period.

### **16. Other items of business**

There were no other items of business.

### **17. Date of next meeting**

The next meeting of the Planning Committee would be on Friday 10 October 2025 at 10:00am at The King's Centre, 63-75 King Street, Norwich.

The meeting ended at 11:04am.

Signed by

Chair

# Planning Committee

7 November 2025

Agenda item number 8

## 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"> <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. October 2018 to February 2019.</li> <li>• Planning Contravention Notices served 1 March 2019.</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> <li>• Site being monitored 14 August 2019.</li> <li>• Further caravan on-site 16 September 2019.</li> <li>• Site being monitored 3 July 2020.</li> <li>• Complaints received. Site to be visited on 29 October 2020.</li> <li>• 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.</li> <li>• Incomplete response to PCN received on 10 December. Landowner to be given additional response period.</li> <li>• Authority given to commence prosecution proceedings 5 February 2021.</li> <li>• Solicitor instructed 17 February 2021.</li> <li>• Hearing date in Norwich Magistrates Court 12 May 2021.</li> <li>• Summons issued 29 April 2021.</li> <li>• Adjournment requested by landowner on 4 May and refused by Court on 11 May.</li> <li>• Adjournment granted at Hearing on 12 May.</li> <li>• Revised Hearing date of 9 June 2021.</li> <li>• Operator pleaded 'not guilty' at Hearing on 9 June. Trial scheduled for 20 September at Great Yarmouth Magistrates Court.</li> <li>• Legal advice received in respect of new information. Prosecution withdrawn and new PCNs served on 7 September 2021.</li> </ul>

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

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> <li>• Listed for hearing on 9 August 2023 at 12pm at Norwich Magistrates' Court [17/05/2023]</li> <li>• 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]</li> <li>• Hearing at Norwich Crown Court adjourned to 22 September 2023 [01/09/2023]</li> <li>• Hearing at Norwich Crown Court adjourned to 22 December 2023 [26/09/2023]</li> <li>• Hearing postponed at request of Court, to 8 April 2024 rescheduled date [16/01/2024]</li> <li>• Hearing postponed at request of Court, to 14 May rescheduled date [10/04/2024]</li> <li>• 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]</li> <li>• Officers attended pre-trial hearing and date of full trial confirmed as above. No further information added by defendant. [21/03/2025]</li> <li>• 26<sup>th</sup> June 2025 - Trial took place at Crown Court. All defendants pleaded guilty before Jury sworn in. Proceeding adjourned until 25<sup>th</sup> July 2025 for sentencing hearing.</li> <li>• July sentencing cancelled by the court. New date set for Monday 6<sup>th</sup> October.</li> <li>• <b>All defendants sentenced with a total fine of £20000 reduced by 10% for their guilty pleas. After some reductions by the Judges, costs of £48650 were awarded to the Authority. They have 6 months to pay or face</b></li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<p><b>custodial sentences. The High Court administers the collection of both fines and costs.</b></p> <ul style="list-style-type: none"> <li><b>Officers have been in contact with Mr Hollocks, who now wishes to resolve the matter by removing the statics from site by mid-November. Members will be updated as necessary. The option to take direct action remains.</b></li> </ul>
<p>13 May 2022 BA/2022/0023/ UNAUP2</p>	<p>Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter</p>	<p>Unauthorised operation development comprising erection of workshop, kerbing and lighting</p>	<ul style="list-style-type: none"> <li>Authority given by Chair and Vice Chair for service of Temporary Stop Notice requiring cessation of construction 13 May 2022</li> <li>Temporary Stop Notice served 13 May 2022.</li> <li>Enforcement Notice and Stop Notice regarding workshop served 1 June 2022</li> <li>Enforcement Notice regarding kerbing and lighting served 1 June 2022</li> <li>Appeals submitted against both Enforcement Notices [12/07/2022]</li> <li>Appeals dismissed and Enforcement Notices upheld 29 July 2024.</li> <li>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</li> <li>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]</li> <li>Site visit to be carried out and owner reminded of compliance periods [27/09/2024]</li> <li>Discussions continuing, held up by court case on other issue. [19/12/2024]</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> <li>• Since the court case, it has been discussed that the kerbs and lights should be removed, although it appears that the Police have concerns over the removal of the lights citing safety on the site by users. Consequently, officers are to meet the owner on site to explore a solution without significantly harming the environment of the area.</li> <li>• The owner has agreed to finish the workshop with appropriate cladding to present a satisfactory appearance that will enable him to retain on site.</li> </ul>
<p>21 September 2022</p> <p>BA/2017/0006/UNAUP1</p>	<p>Land at Loddon Marina, Bridge Street, Loddon</p>	<p>Unauthorised static caravans</p>	<ul style="list-style-type: none"> <li>• Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of unauthorised static caravans.</li> <li>• Enforcement Notice served [04/10/2022]</li> <li>• Enforcement Notice withdrawn on 19 October due to minor error; corrected Enforcement Notice re-served 20 October 2022</li> <li>• Appeals submitted against Enforcement Notice [24/11/2022]</li> <li>• Appeals dismissed and Enforcement Notices amended and upheld 29 July 2024.</li> <li>• 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]</li> <li>• Owner to be reminded that notice to be complied with by 29 January 2025 [27/09/2024]</li> <li>• Discussions continuing [26/11/2024]</li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> <li>• <b>Since the court case, officers have discussed the way forward on this case, as the notices have not been complied with. Mr Hollocks has served an eviction notice on one occupier, with the intention to remove the caravan by mid-November. The remaining one will be assessed as managers accommodation and maybe able to be regularised by application.</b></li> </ul>
<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"> <li>• Planning Contravention Notice to clarify occupation served 25 Nov 2022.</li> <li>• Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of unauthorised static caravan</li> <li>• Enforcement Notice served 11 January 2023 [20/01/2023]</li> <li>• Appeals submitted against Enforcement Notice [16/02/2023]</li> <li>• Appeals dismissed and Enforcement Notices amended and upheld 29 July 2024.</li> <li>• 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]</li> <li>• Site visit to be carried out and owner reminded of compliance periods [27/09/2024]</li> <li>• Discussions continuing, held up by court case on other issue. [19/12/2024]</li> <li>• <b>This caravan will be removed by mid-November with the other two. Officers have been invited to attend when the action is to be taken by the owners.</b></li> </ul>

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
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"> <li>• Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of the caravans</li> <li>• Enforcement Notice served 12 April 2023</li> <li>• Enforcement Notice withdrawn on 26 April 2023 due to error in service. Enforcement Notice re-served 26 April 2023 [12/05/2023]</li> <li>• Appeal submitted against Enforcement Notice [25/05/2023]</li> <li>• Appeals dismissed and notice upheld with variations [22/04/2025]</li> <li>• <b>This site will be discussed further with the owner, once the proposed action at the other sites is taken.</b></li> </ul>
2 February 2024 BA/2022/0007/ UNAUP2	Holly Lodge, Church Loke, Coltishall	Unauthorised replacement windows in listed building	<ul style="list-style-type: none"> <li>• 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</li> <li>• LPA in discussions with agent for landowner [10/04/2024]</li> <li>• No resolution achieved through discussion. Legal advice sought [29/08/2024]</li> <li>• Case review – Listed Building Enforcement Notice to be served, in process of content being considered and drafted.</li> <li>• Listed Building Enforcement Notice served by hand on Friday 24<sup>th</sup> January.</li> <li>• Appeal submitted and valid – start date 19/03/2025. Will be dealt with by compliance officer [21/03/2025]</li> </ul>

Author: Steve Kenny

Date of report: 23 October 2025

Background papers: Enforcement files

# Planning Committee

7 November 2025

Agenda item number 9

## Local Plan – Regulation 19 re-consultation

Report by Planning Policy Officer

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### Summary

The Regulation 19/Publication version of the Local Plan was consulted on between July and September 2025. Approximately 270 responses in support, seeking changes or objecting were received. It has become apparent, however, that the Sustainability Appraisal (SA) was missing some parts and had some other areas for improvement. A thorough review of the SA was undertaken and other amendments made. As such, it is proposed to re-consult on the Local Plan, amended SA and HRA. The Local Plan will not be changed and comments received to date will still be valid and logged and will be submitted to the Planning Inspector. This will result in a 2/3-month delay in submission.

### Recommendation

To endorse, and recommend that Broads Authority does the same:

- a) The Local Plan, amended Sustainability Appraisal and Habitats Regulation Assessment for consultation;
  - b) The proposed approach to consultation;
  - c) Any minor changes or amendments be delegated to the Head of Planning and Director of Delivery; and
  - d) The fallback position, if required, of delegating authority for submitting the Local Plan to the Planning Inspectorate to the Chief Executive, in consultation with the Chair of Broads Authority, Chair of Planning Committee, the Director of Delivery and Head of Planning.
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## 1. Introduction

- 1.1. The Regulation 19/Publication version of the Local Plan was consulted on during July to September 2025. Approximately 270 comments were received – some supporting the plan, some seeking changes and some objecting.
- 1.2. It has become apparent that the Sustainability Appraisal (SA) that accompanied the Regulation 19/Publication version of the Local Plan did not have certain parts it needed. This is a legal process issue, rather than an issue with the content of the Local Plan. The SA was thoroughly checked and some other improvements and amendments were

identified and made. It is therefore proposed to re-consult on the Local Plan, HRA and amended SA.

## 2. The Local Plan

- 2.1. The Local Plan will not be changed from the version that was consulted on between July and September 2025. It will have an explanation of why we are re-consulting and dates will be amended. The November 2025 Regulation 19/Publication Local Plan can be found at Appendix 1 with changes highlighted in pink.
- 2.2. The comments received during the July to September consultation will still be valid and logged and will be passed on to the Planning Inspector when we submit the Local Plan. There will be no need for consultees to re-submit their comments.

## 3. Habitats Regulation Assessment (HRA)

- 3.1. The HRA will not be amended in any way. See Appendix 2. It is reassuring to hear from consultees that the HRA is supported.

## 4. Sustainability Appraisal (SA)

- 4.1. Amendments to tighten up and improve the SA were identified and have been made. The SA can be found at Appendix 3. No negative comments were received on the SA during the consultation period from July to September 2025 which is reassuring. The SA has been amended as follows. These changes are highlighted in Appendix 3.
  - Policies added to contents page to aid navigation to policies.
  - Non-technical summary added.
  - Section 1 – an explanatory box listing the changes as stated here.
  - Section 2 – new section explaining the requirements of the SA and how these have been met.
  - Section 3 – reference to the Publication SA consulted on between July and September 2025.
  - Section 4 – added text about how the baseline assesses the current state of the environment.
  - A new Section 5 - evolution of the environment without implementation of the Plan.
  - Policy PUBDM2, PUBDM4, PUBSOL1: ECO2 and ECO3 rows were missing and are now added.
  - Policy PUBDM8 Development and flood risk was labelled as PUBDM78, is PUBDM8.

- Policy PUBDM11: Green and blue infrastructure and Public Rights of Way: Columns A and B titles have been swapped – column A is the assessment of the proposed policy and B the assessment of the original 2019 policy. Title of section changed – was PUBDM111, is PUBDM11
- Policy PUBDM16: Biodiversity Net Gain – reference in column B to the policy being for 20% BNG rather than 10%.
- Policy PUBDM18: Mitigating Nutrient Enrichment Impacts: Was written as PUBDM178, now corrected to PUBDM18.
- Policy PUBSP15: Residential development – a note to explain why alternative need numbers have not been identified and assessed.
- Policy PUBDM47: Permanent and temporary dwellings for rural enterprise workers – explanation relating to the negative assessment against two SA objectives.
- Policy PUBDM51: Custom/self-build: Added text to column B – this was missing.
- Policy PUBDIL1: Dilham Marina (Tyler’s Cut Moorings): Column C erroneously had a + against SA objective ENV11 – this has been moved to column B.
- Policy PUBHOV4: BeWILDerwood Adventure Park: ECO3 column 1 was a – but should be a ?.
- Policy PUBNOR1: Utilities Site: SOC4, column C changed to a +/? as the site *could* deliver dwellings – originally it was a +.
- PUBTHU1 – now negative against SA Objective ENV1.
- Appendix 5 – general check of reasonable alternatives to ensure consistency.
- Appendix 7 – Policy PUBDM42: Materials used for quay heading, capping and waling, small bridges, viewing platforms, landing stagings and boardwalks – cell in column titled ‘mitigating negatives/maximising positives’ filled as this was missing.
- Appendix 9 – a summary of the policies in the Local Plan.
- Appendix 10 – SWOT analysis, taken from the Local Plan.
- Appendix 11 – Explanation why reasonable alternatives were not taken forward.

## 5. Approach to the re-consultation

- 5.1. Following approval at the November Broads Authority meeting, it is proposed that the consultation runs from 28 November to 16 January 4pm. This is a period of 7 weeks.
- 5.2. We will not hold drop in events or attend Youth Advisory Boards as the Local Plan itself has not changed.
- 5.3. We will advertise the consultation using emails on our contact database, press advert and social media – we will explain why we are consulting and highlight the changes.

- 5.4. We will write specifically to those who have provided comments to explain the re-consultation and assure them their comments are logged and valid and will be submitted to the Planning Inspector.

## 6. Financial and time implications

- 6.1. This additional stage could cost around £1,000. This would be for the press advert and some printing.
- 6.2. It was hoped to submit the Local Plan at the start of December 2025. But this re-consultation will result in a delay to mid-February 2026 – of around 2/3-months. Submission will still be before the end of December 2026 to enable examination under the 2024 NPPF and the current Local Plan making system.
- 6.3. We will undertake as much preparatory work during the consultation, that would ordinarily have been undertaken through the examination, as possible and this could claw back some time and some cost.

## 7. Delegation

- 7.1. Members will recall that when the July 2025 Regulation 19/Publication version of the Local Plan was endorsed, it was agreed that submission could be delegated to Officers in consultation with the Chairs. This delegation is included in the recommendations. It is hoped that the submission decision could come to Planning Committee and Broads Authority prior to submission, but this may not be possible due to the delay. We would bring the information to a subsequent Planning Committee and Broads Authority meeting for information if we submit under delegated powers.

Author: Natalie Beal

Date of report: 15 October 2025

Background papers: The original Planning Committee report endorsing the Local Plan for consultation: [Local Plan - Regulation 19 consultation \(Planning Committee 18 July 2025\)](#)

The following appendices 1 and 3 are available to view on [Planning Committee - 7 November 2025 \(broads-authority.gov.uk\)](#)

Appendix 1 – [Regulation 19 Local Plan November 2025](#)

Appendix 2 – [Habitats Regulations Assessment](#)

Appendix 3 – [Sustainability Appraisal November 2025](#)

# Planning Committee

7 November 2025

Agenda item number 10

## Consultation responses

Report by Planning Policy Officer

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### 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.

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## 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: 16 October 2025

Appendix 1 – Planning Policy consultations received

# Appendix 1 – Planning Policy consultations received

## Norfolk County Council

**Document:** [Draft transport strategies for Great Yarmouth and King's Lynn - Norfolk County Council \(norfolk.citizenspace.com\)](https://norfolk.citizenspace.com)

**Due date:** 5 November 2025, we have an extension to 7 November.

**Status:** Draft

**Proposed level:** Planning Committee endorsed

### Notes

The Great Yarmouth Transport Strategy (GYTS) sets out the transport vision and infrastructure needs for Great Yarmouth and the surrounding area. It supports the Norfolk Local Transport Plan (LTP), adopted by Norfolk County Council (NCC) in 2022, by providing a local context for its delivery

### Proposed response

Throughout – the Broads is the LPA for part of the area. And is producing a Local Plan. Seems prudent to mention the Broads.

Throughout – images are blurry

Throughout – I think you need to say ‘Great Yarmouth Borough’ when referring to the borough, ‘Great Yarmouth Town’ when referring to the town and ‘Great Yarmouth study area’ when referring to the area this study applies to.

Throughout – a lot of objectives or policies say Norfolk County Council ‘...will seek to...’. What does using the word ‘seek’ actually mean in this instance? For example, Policy 9 says: ‘Norfolk County Council, working with partners, will seek to reduce road traffic collisions and transport related casualties’. What does ‘seek’ mean in this instance?

Generally, very car orientated. The section called ‘connectivity’ is mostly about cars and is first in the report, rather than being last sending a message that the car is more important. In the rail section, para two is about cars and then para three about cycles.

Page 7: Policy 10 Supporting Culture, Heritage and Tourism: this specifies protecting green infrastructure but does not actually mention promoting culture or enhancing the experience of the town’s rich heritage. Pedestrian routes and wayfinding to the town’s heritage sites could be improved.

Page 9, second para of introduction – part of the area is the Broads as well

Introduction – think you need to clarify that this is not for the entire Borough but centred on Great Yarmouth town with an area around it.

Page 11 – the Broads is a key leisure use as well and is in the study area.

Page 19, under 'local policy', need to refer to the Local Plan for the Broads, the Broads Plan and the Broads Integrated Access Strategy.

Page 57 – the future section is randomly in the public transport section, but the future section is not about public transport. Might need moving. Also, are there deliveries in Great Yarmouth using robots?

Page 59 says 'Most key locations are accessible within a 25-minute bicycle ride from Great Yarmouth Town Centre'. I am not sure what this statistic means as one would not cycle into the centre of town to then cycle to a key location. It seems a misleading and not relevant fact.

Page 60 – cycling conditions – behaviour of some drivers can also cause issues such as not giving space required when passing.

Page 60 'Secure cycle storage: There is a lack of secure and covered cycle storage across Great Yarmouth, with most facilities consisting of Sheffield stands'. So is that good or bad that most facilities consist of Sheffield stands? I am not sure how the two parts of the sentence fit together? If most facilities have Sheffield stands, that sounds good to me... this needs re-wording.

Figure 14 and 15 – isn't it more logical to identify typical destinations and then do the distance/time colour approach from those destinations? This could be schools, employment areas, rail station, bus station, supermarkets etc. The town centre has been done through figure 14 and 15 to some extent. This would give an indication of the residential areas that could walk or cycle for some journeys to those particular destinations. It could be that there is targeted behaviour change to those residential areas that are within walking or cycling distance to certain destinations? Perhaps you focus on those that are within walking distance to several destinations first?

Page 78 – challenges and opportunities section. What about behaviour and respect? For example, cars and cyclists jumping red lights? Speeding? Cyclists on footways? Cyclists not using lights? Very fast home-made (sometimes) electric bikes? General respect between road users?

Page 82 Culture and Heritage – describes how tourism is key industry in GY and how there are significant increases in traffic during peak season. It is appreciated that the vast majority of tourists visit for the town's seaside attractions but there is potential for the town's heritage attractions (Time and Tide; the Elizabethan House, the town walls, the Rows, the Tolhouse etc) to provide an attraction all year round. Again wayfinding, promotion and improvements to the setting of these special places could help to achieve the first objective listed at the bottom of page 82.

Page 84 The project to improve GY railway station should also include repair of the grade II listed Vauxhall Bridge which is in a poor state of repair and currently detracts from this key entry point to the town.

The implementation plan – there is no timeline for when each project will be undertaken. There is nothing about the likely cost or where the funding will come from.

Whilst security of bicycles is covered to some extent, does this need to be more prominent? For example, working with the police somehow to try and reduce cycle thefts? Indeed, what are the statistics around cycle thefts and is there an issue in Great Yarmouth?

Generally, have not noted the S.245 Duty of Regard under LURA, which is applicable as the Bure Navigation runs through the study area, and they are considering transport links to areas in the North of the Borough that are within the Executive Area. - [Guidance for relevant authorities on seeking to further the purposes of Protected Landscapes - GOV.UK](#) . In particular they need to have regard to Theme E – Promoting Understanding and enjoyment, and Theme E1 “Improve the integrated network of access routes and points (with easier access for people with mobility and sensory needs), linked to visitor facilities”

Targets are not SMART.

The strategy doesn't take into account residents access to rural spaces and the Broads – it notes briefly on page 60 that there is poor active travel links to the northern villages. It also notes that there are a very high proportion of households with no car or van. The leap that they should be looking to improve residents car free access to recreation through better bus/active travel to the Broads areas has not been made.

Under localised needs (page 4) they state “Develop and implement schemes in the Local Cycling and Walking Infrastructure Plan (LCWIP)” – it is not clear if this is the Great Yarmouth LCWIP only, or if they are also looking at the wider links identified in the Countywide LCWIP that relate to the Borough of Great Yarmouth. Although these are mostly outside the study area, they have included the A47 and rail links that are also outside the study area.

## DEFRA

**Document:** [Review of Water Efficiency Standards in the Building Regulations 2010 \(Defra.gov.uk\)](#)

**Due date:** 16 December 2025

**Status:** Draft

**Proposed level:** Planning Committee endorsed

### Notes

- Defra is working with the Ministry of Housing, Communities and Local Government (MHCLG) and the Building Safety Regulator (BSR) to explore whether the Building Regulations 2010 could be amended to tighten water efficiency standards and enable consumers to use less water and save on their water and energy bills. There will be three phases to the review of the water efficiency standards within the Building Regulations with this consultation focused on Phase 1:
  - To consult on a reduction of the maximum value from 125 l/p/d (or 110 l/p/d where this optional requirement applies) to 105l/p/d and 100 l/p/d respectively.
  - To consult on a revision of the Water Calculator approach, and Fittings-based approach.
  - To update AD-G which contains out of date information. These could pose a risk to building standards and affect safety and should be updated to ensure that they reflect current industry practice and adapt to future challenges. A draft amended AD-G will accompany this consultation at Annex A.

Phase 2 will consist of a technical review of Approved Document H (AD-H) to ensure this information reflects current industry practice. Phase 3 will consider water scarcity and re-use including Greywater Reuse (GWR) and Rainwater Harvesting (RWH) capability.

- Subject to the outcome of this consultation and Parliamentary approval, the Government proposes to amend the Building Regulations 2010 in 2026. It is proposed that the changes will be followed by a 6-month transitional period.
- In addition to the Government's currently proposed reform package it is considering further phases of amendments to the Building Regulations Part G. This call for evidence seeks views and evidence that will inform these future phases. Specifically:
  - Amending the mandatory water efficiency standard from 125 l/p/d to 100 or 95 l/p/d.

- As well as the ‘optional technical water efficiency standard’, from 110 l/p/d, where there is a clear local need such as in areas of serious water stress, to 90 or 85, or 80 l/p/d.

### **Proposed response**

#### **Comments**

Para 5 – rather than a glancing mention of these examples of LPAs using a tighter water efficiency standard, have a case study box to explain details.

Para 9 – the Written Ministerial Statement encouraged going beyond building regulations for Local Plans ‘where water scarcity is inhibiting the adoption of Local Plans or the granting of planning permission for homes’, so not all Local Plans.

Page 14 – The majority of houses in existence now and in the future have already been built. How about an education campaign? If some usage is as high as 195 l/h/d, it implies people are not aware of the water issue or do not care. Also, what about retrofit exercises? Perhaps initially targeting Council owned homes, MOD owned homes and perhaps Registered Provider owned homes?

**Q10. Do you agree that the ‘mandatory water efficiency standard’, should be amended from 125 l/p/d to 105 l/p/d? Y/N a. If you answered no to the previous question, please provide additional information to explain your answer. Q11. Do you agree that the ‘optional technical water efficiency standard’, should be amended from 110 l/p/d, where there is a clear local need such as in areas of serious water stress, to 100 l/p/d? Y/N b. If you answered no to the previous question, please provide additional information to explain your answer.**

Agree with reducing the l/h/d. It should be noted that in the East, AWS and E&S Water and the EA are advocating for 90l/h/d or even less. Is there scope to include some provision for a lower l/h/d than that proposed if there is local evidence and there are no viability concerns?

# Planning Committee

7 November 2025

Agenda item number 11

## Circular 28/83 Publication by Local Authorities of information about the handling of planning applications Q3 (1 July to 30 September) 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	28
Number of delegated decisions	26
Numbers granted	26
Number refused	2
Number of Enforcement Notices	1
Consultations received from Neighbouring Authorities	19

**Table 2**

Speed of decision

Speed of decision	Number	Percentage of applications
Under 8 weeks	17	60.7%
8-13 weeks	2	7.1%

Speed of decision	Number	Percentage of applications
13-16 weeks	1	3.6%
16-26 weeks	0	0.0%
26-52 weeks	1	3.6%
Over 52 weeks	0	0.0%
Within agreed extension <sup>1</sup>	7	25.0%
Outside of agreed extension	0	0.0%

1.2. Extensions of time were agreed for seven applications. 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. The remaining two were due to the applications being taken to Planning Committee.

**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 <sup>1</sup> in 13 weeks (or within agreed extension of time)	100%
65% of Minor applications <sup>2</sup> in 8 weeks (or within agreed extension of time)	80%
80% of other applications <sup>3</sup> in 8 weeks (or within agreed extension of time)	100%

Author: Thomas Carter

Date of report: 10 October 2025

Appendix 1 – [PS1 returns](#)

Appendix 2 – [PS2 returns](#)

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<sup>1</sup> Majors refers to any application for development where the site area is over 10,000m<sup>2</sup>

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

<sup>3</sup> Other refers to all other application types

## Appendix 1 – PS1 returns

Measure	Description	Number of applications
1.1	On hand at beginning of quarter	41
1.2	Received during quarter	28
1.3	Withdrawn, called in or turned away during quarter	0
1.4	On hand at end of quarter	39
2.	Number of planning applications determined during quarter	28
3.	Number of delegated decisions	26
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	1
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	1	1	0	0	1	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
<b>Total major applications</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**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	3	3	0	1	0	0	0	0	0	2
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	12	10	2	7	1	1	0	1	0	2
<b>Minor applications total</b>	<b>15</b>	<b>13</b>	<b>2</b>	<b>8</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>4</b>

**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	8	8	0	5	0	0	0	0	0	3
Advertisements	1	1	0	1	0	0	0	0	0	0
Listed Building Consent to Alter/Extend	3	3	0	3	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 <sup>4</sup>	3	2	1	3	0	0	0	0	0	0
Notifications <sup>4</sup>	2	2	0	2	0	0	0	0	0	0
<b>Other applications total</b>	<b>17</b>	<b>16</b>	<b>1</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>

<sup>4</sup> 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

<b>Application type</b>	<b>Total</b>	<b>Granted</b>	<b>Refused</b>	<b>8 weeks or less</b>	<b>More than 8 and up to 13 weeks</b>	<b>More than 13 and up to 16 weeks</b>	<b>More than 16 and up to 26 weeks</b>	<b>More than 26 and up to 52 weeks</b>	<b>More than 52 weeks</b>	<b>Within agreed extension of time</b>
Major applications	1	1	0	0	1	0	0	0	0	0
Minor applications total	15	13	2	8	1	1	0	1	0	4
Other applications total	12	12	0	9	0	0	0	0	0	3
<b>TOTAL</b>	<b>28</b>	<b>26</b>	<b>2</b>	<b>17</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>7</b>
<b>Percentage (%)</b>		<b>92.9</b>	<b>7.1</b>	<b>60.7</b>	<b>7.1</b>	<b>3.6</b>	<b>0.0</b>	<b>3.6</b>	<b>0.0</b>	<b>25.0</b>

# Planning Committee

7 November 2025

Agenda item number 12

## 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

<b>Application reference   Appeal reference   PINS reference</b>	<b>Applicant</b>	<b>Start date of appeal</b>	<b>Location</b>	<b>Nature of appeal/ description of development</b>	<b>Decision and dates</b>
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/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: 23 October 2025

Background papers: BA appeal and application files

# Planning Committee

7 November 2025

Agenda item number 13

## 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 01 September 2025 to 23 October 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/2025/0221/HOUSEH	Kingfishers Hall Road Barton Turf Norfolk NR12 8AR	Mr & Mrs Robert And Anne Mitchell	Front extension & new entryway. New patio windows, rear windows & roof lights.	Approve Subject to Conditions

<b>Parish</b>	<b>Application</b>	<b>Site</b>	<b>Applicant</b>	<b>Proposal</b>	<b>Decision</b>
Dilham Parish Council	BA/2025/0225/CLEUD	Land South Of Broad Fen Lane Dilham Norfolk NR28 9PP	Mr Neil Glover	1) Use of land for siting of a caravan (as defined by the Caravan Sites and Control of Development Act 1960 section 29 & The Caravan Sites Act 1968, Section 13(1))	CLUED Issued
Geldeston Parish Council	BA/2025/0242/NONMAT	Bridge Adjacent To The Locks Inn Locks Lane Geldeston Beccles Norfolk NR34 0HW	Mr Graham Elliott	Change of bridge design, non-material amendment to permission BA/2022/0468/FUL	Approve
Hickling Parish Council	BA/2025/0158/FUL	Pleasure Boat Inn Staithe Road Hickling Norfolk NR12 0YW	Mr Kyle Jennings	Replace 440m of timber quay-heading with interlocking plastic piling & timber capping	Refuse

Parish	Application	Site	Applicant	Proposal	Decision
Horning Parish Council	BA/2024/0399/FUL	On Land At Horning-Knackers Wood WRC Norwich Road Horning NR12 8LX	Wireless Infrastructure Group	Proposed installation of 30m lattice tower supporting 3no. antennas, 1no. 0.3m transmission dish, 9no. RRHs, 2.1m high steel post and 1.8m high chain link fence with 1no. equipment cabinet and 1no. meter cabinet on a concrete base and ancillary development thereto	Approve Subject to Conditions
Ludham Parish Council	BA/2025/0239/HOUSEH	Tonga 1C North West Riverbank Potter Heigham Norfolk NR29 5ND	Mr Jonathan Rogers	Change material of external surfaces from canvas and plastic to wooden cladding to include wooden doors to front and rear and windows to front, side and rear. (Part retrospective)	Approve Subject to Conditions
Potter Heigham Parish Council	BA/2025/0215/HOUSEH	Eveholme 93 North East Riverbank Potter Heigham Norfolk NR29 5NE	Mr Adrian Hunn	Replacement guttering and decking extension (part retrospective)	Approve Subject to Conditions

<b>Parish</b>	<b>Application</b>	<b>Site</b>	<b>Applicant</b>	<b>Proposal</b>	<b>Decision</b>
Potter Heigham Parish Council	BA/2025/0061/APPCON	Mill Cottage North East Riverbank Potter Heigham Norfolk NR29 5NE	Mr Gavin Swain	Details of Conditions 5: Ecological precautionary working method statement, and 7: containment of sediment and run-off statement of permission BA/2024/0086/HOUSEH	Approve
Repps With Bastwick Parish Council	BA/2025/0234/HOUSEH	43 Repps Bank Potter Heigham NR29 5ND	R. Tovey	Replacement of 30 linear metres of timber quay heading	Approve Subject to Conditions
Stalham Town Council	BA/2025/0201/FUL	The Staithe Stalham Norfolk	Stalham Town Council	Installation of 6m x 2m pontoon	Approve Subject to Conditions
Stalham Town Council	BA/2025/0227/ADV	1812 The Staithe Stalham Norfolk NR12 9BY	Mr David Harper	Installation of a new illuminated sign	Approve Subject to Conditions
Thorpe St Andrew Town Council	BA/2025/0226/NONMAT	34 Yarmouth Road Thorpe St Andrew Norwich Norfolk NR7 0EF	Mr Tristan Gordon	Amendments to window sizes, locations and infill panels, non-material amendment to permission BA/2022/0236/FUL	Approve

Parish	Application	Site	Applicant	Proposal	Decision
Trowse With Newton Parish Council	BA/2025/0288/APPCON	Trowse Newton Hall (Ruins) Whitlingham Lane Trowse Norfolk NR14 8TR	Mrs Kate Villalgorido	Details of Condition 3: type and mix of lime mortar of permission BA/2025/0177/LBC	Approve
Trowse With Newton Parish Council	BA/2025/0160/APPCON	The Workshop Whitlingham Lane Trowse Norfolk NR14 8TR	Mrs Kate Villalgorido	Details of Conditions 3: landscaping, and 4: Biodiversity Gain plan of permission BA/2024/0187/FUL	Approve
Wroxham Parish Council	BA/2025/0118/FUL	Brynwood Beech Road Wroxham Norfolk NR12 8TP	Mrs J Brown	Replace 76m of timber quay-heading with new timber quay heading.	Approve Subject to Conditions

### Tree Preservation Orders confirmed by officers under delegated powers

Parish	Address	Reference number	Description
Geldeston Parish Council	2A The Street, Geldeston, Norfolk, NR34 0LB	BA/2025/0002/TPO	Trees [T1] - Oak [T2] - Sycamore

Author: Steve Kenny

Date of report: 24 October 2025