

Planning Committee

10 April 2026

Agenda item number 11

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 02 February 2026 to 24 March 2026 and Tree Preservation Orders confirmed within this period.

Recommendation

To note the report.

Parish	Application	Site	Applicant	Proposal	Decision
Ashby with Oby Parish Council	BA/2025/0315/FUL	Boundary Farm, Bureside Holiday Park Boundary Road Ashby With Oby Norfolk NR29 3BW	Mr and Mrs Cooke	Proposed conversion of residential store to Boundary Farmhouse to residential accommodation for an employee.	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Barton Turf and Irstead Parish Council	BA/2025/0276/HOUSEH	The Boat House Shoals Road Irstead Norfolk NR12 8XR	Mr Nigel Williams	Like for like replacement of 125m timber quay heading	Approve Subject to Conditions
Barton Turf and Irstead Parish Council	BA/2026/0028/HOUSEH	Bolders Staithe Road Barton Turf Norfolk NR12 8AZ	Mr and Mrs S and E Jenner	Conversion of existing outbuilding to form a family annexe associated with the house, Bolders. Existing single garage to be retained.	Approve Subject to Conditions
Barton Turf and Irstead Parish Council	BA/2025/0388/HOUSEH	The Old Boat Yard Hall Road Barton Turf Norfolk NR12 8AR	Mark Croghan	Erection of boat shed	Approve Subject to Conditions
Beccles Town Council	BA/2026/0051/APPCON	Waveney Meadow Puddingmoor Beccles Suffolk	Mr Paul Cunningham	Details of Condition 3: Biodiversity Gain Plan of permission BA/2025/0090/FUL	Approve
Bramerton Parish Council	BA/2025/0403/HOUSEH	1 Mill Hill Cottages Mill Hill Bramerton Norfolk NR14 7EN	Mr Stuart Brand	Single storey side extension. Rear dormer. Solar panels.	Approve Subject to Conditions
Bungay Town Council	BA/2025/0094/HOUSEH	49 Staithe Road Bungay Suffolk NR35 1EU	Mrs Jamie Jones	Replace external windows & doors, insert roof lights, rebuild porch (part retrospective)	Approve Subject to Conditions

Ditchingham Parish Council	BA/2026/0005/APPCON	Ditchingham Lodge Norwich Road Ditchingham Norfolk NR35 2JN	Mr Richard Stearn	<p>Details of Conditions 4a: schedule of materials, 4b) schedule and details of large scale joinery sections and treatment of all new and repaired internal and external joinery, 4c) Internal finishing details of proposed wall to be partially removed on existing south west elevation, 4d) Exact construction details and locations of proposed internal thermal lining, 4e) Full details of any alterations needed to existing internal panelling, decorative plaster, architraves, covings and skirting boards, 4f) Details, material and treatment of all new flues, barge boards, fascias, soffits and rainwater goods, 4g) Position and details of extract ventilation for</p>	Approve
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Parish	Application	Site	Applicant	Proposal	Decision
				<p>proposed en-suites (if needed), 4h) Hard landscaping drawing, materials and treatment, 4i) Exact details and locations of ground source heat pumps and associated infrastructure, and 4j) Exact details of the proposed demolition, retention (down stand and return) and finishes of the existing the south/west historic internal wall of the Kitchen/Orangery of permission BA/2024/0242/COND</p>	

Parish	Application	Site	Applicant	Proposal	Decision
Filby Parish Council	BA/2026/0040/HOUSEH	Carousel Broad Lane Filby Norfolk NR29 3HH	Mr & Mrs Spencer	Single storey front extension to form new garage and storm porch to front (North) , demolition of existing conservatory and erection of replacement extension to side (East), material change to existing extension from brickwork to Grey hardi-plank cladding.	Approve Subject to Conditions
Fritton with St Olaves Parish Council	BA/2025/0057/LBC	The Priory Beccles Road St Olaves Fritton And St Olaves Norfolk NR31 9HE	Mr Alastair Harvey	Remove 1960s stud wall; widening adjoining kitchen door way & re-establishing internal door positions.	Approve Subject to Conditions
Haddiscoe PC	BA/2025/0404/FUL	Broadland Boat Builders Reeds Lane St Olaves Norfolk NR31 9HG	Broadland Pension Fund Trust	Erection of 200m sq. workshop	Approve Subject to Conditions
Halvergate Parish Council	BA/2024/0139/FUL	Low Farm Low Farm Road Tunstall NR13 3PU	Mr Will More	Convert barns to 4 residential holiday units & communal use spaces	Approve Subject to Conditions

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Halvergate Parish Council	BA/2025/0409/HOUSEH	4 Marsh Road Halvergate Norwich Norfolk NR13 3PT	Mr & Mrs Craig & Michelle Durrant	Single storey rear extension.	Approve Subject to Conditions
Horning Parish Council	BA/2026/0035/COND	Bureside Estate, Plot 28A Crabbetts Marsh Horning Norfolk NR12 8JP	Mr Jeremy Stattersfield	Reduction in length of new boathouse and retain existing shed whilst increasing its height to match new boathouse, variation of condition 2 of permission BA/2024/0286/HOUSEH	Approve Subject to Conditions
Horning Parish Council	BA/2025/0049/HOUSEH	Branksome Ferry Cott Lane Horning Norfolk NR12 8PP	Mr Jonathan Foster	Replacement timber quay- heading and plastic piling with timber capping and waling, and new carport.	Approve Subject to Conditions
Hoveton Parish Council	BA/2026/0050/APPCON	Halberry Horning Road Hoveton Norfolk NR12 8JW	Mr James Gunn	Details of Condition 3: Precautionary Working Method Statement of permission BA/2025/0270/FUL	Approve
Hoveton Parish Council	BA/2025/0224/FUL	The Beehive Riverside Road Hoveton Norfolk NR12 8UD	Mr Paul Clarke	Part reconstruction/extension of the Bee Hive	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Ludham Parish Council	BA/2025/0299/APPCON	Buttle Marsh Ludham Norfolk	Mr Harry Mach	Details of Conditions 3: wind pump, sluice, drain block and culverts, raised track, carrier drain, and 4: Construction Environmental Management Plan of permission BA/2023/0320/FUL	Approve
Oulton Broad Parish Council	BA/2026/0014/NONMAT	Ivy House Farm Ivy Lane Lowestoft Suffolk NR33 8HY	Mr N Sage	Changes to window locations, non-material amendment to permission BA/2024/0221/FUL	Approve
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Repps with Bastwick Parish Council	BA/2026/0029/FUL	Land At Former Bridge Hotel The Causeway Repps With Bastwick Norfolk	Mr Nicholas Mackmin	Extend 3-year temporary permission to use derelict land for car parking for occupants of bungalows along River Thurne	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Stokesby with Herringby Parish Council	BA/2025/0301/LBC	Hall Farm, Stokesby Hall Runham Road Stokesby With Herringby Norfolk NR29 3EP	Mr and Mrs Michael and Daphne Gill	Replace nine timber sash windows, and one casement window.	Approve Subject to Conditions
Strumpshaw Parish Council	BA/2025/0081/FUL	The Waterworks Low Road Strumpshaw Norfolk	Mr Berry	Proposed change of use from Sui Generis to agricultural storage	Approve Subject to Conditions
Thurne Parish Council	BA/2026/0033/NONMAT	Quackers The Street Thurne Norfolk NR29 3AP	Mr David Short	Amendments to front entrance doors style and material; vertical natural larch cladding to upper portion of garage end wall to vertical hardieplank cladding, colour anthracite grey to match new windows/doors; rainwater goods material from galvanised steel to uPVC. Non-material amendment to permission BA/2024/0390/HOUSEH	Approve

Parish	Application	Site	Applicant	Proposal	Decision
Woodbastwick Parish Council	BA/2025/0414/COND	Malthouse Cottage Broad Road Ranworth Norfolk NR13 6HS	Mr & Mrs Martyn	New front entrance porch, deeper first floor windows on the front elevation, landing window changed from a single window to a double window on the front elevation, new window changed to double doors on the front elevation, existing and new facing brickwork changed to render, timber outbuilding. Variation of condition 2 of permission BA/2023/0390/HOUSEH.	Approve Subject to Conditions
Wroxham Parish Council	BA/2026/0011/HOUSEH	Hangover Beech Road Wroxham Norfolk NR12 8TP	Mr Jeremy Hickling	Proposed boathouse	Approve Subject to Conditions

Tree Preservation Orders confirmed by officers under delegated powers

Parish	Address	Reference number	Description
Langley with Hardley	The Old Post Office, 22 Langley Street, Langley, Norfolk, NR14 6AD	BA/2025/0003/TPO	[T1] - Oak

Author: Steve Kenny

Date of report: 25 March 2026