

Planning Committee

Agenda 10 April 2026

10.00am

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

John Packman, Chief Executive – Wednesday 1 April 2026

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 13 February 2026** (Pages 4-15)
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/2025/0407/FUL Land adjacent to land and flood wall, Castle Marshes, North Cove (Pages 16-25)
8. **Enforcement update** (Pages 26-35)
Report by Development Manager

Heritage

9. **Bungay and Ditchingham Dam Article 4 Directions – Confirmation** (Pages 36-67)
Report by Heritage and Design Manager

Matters for information

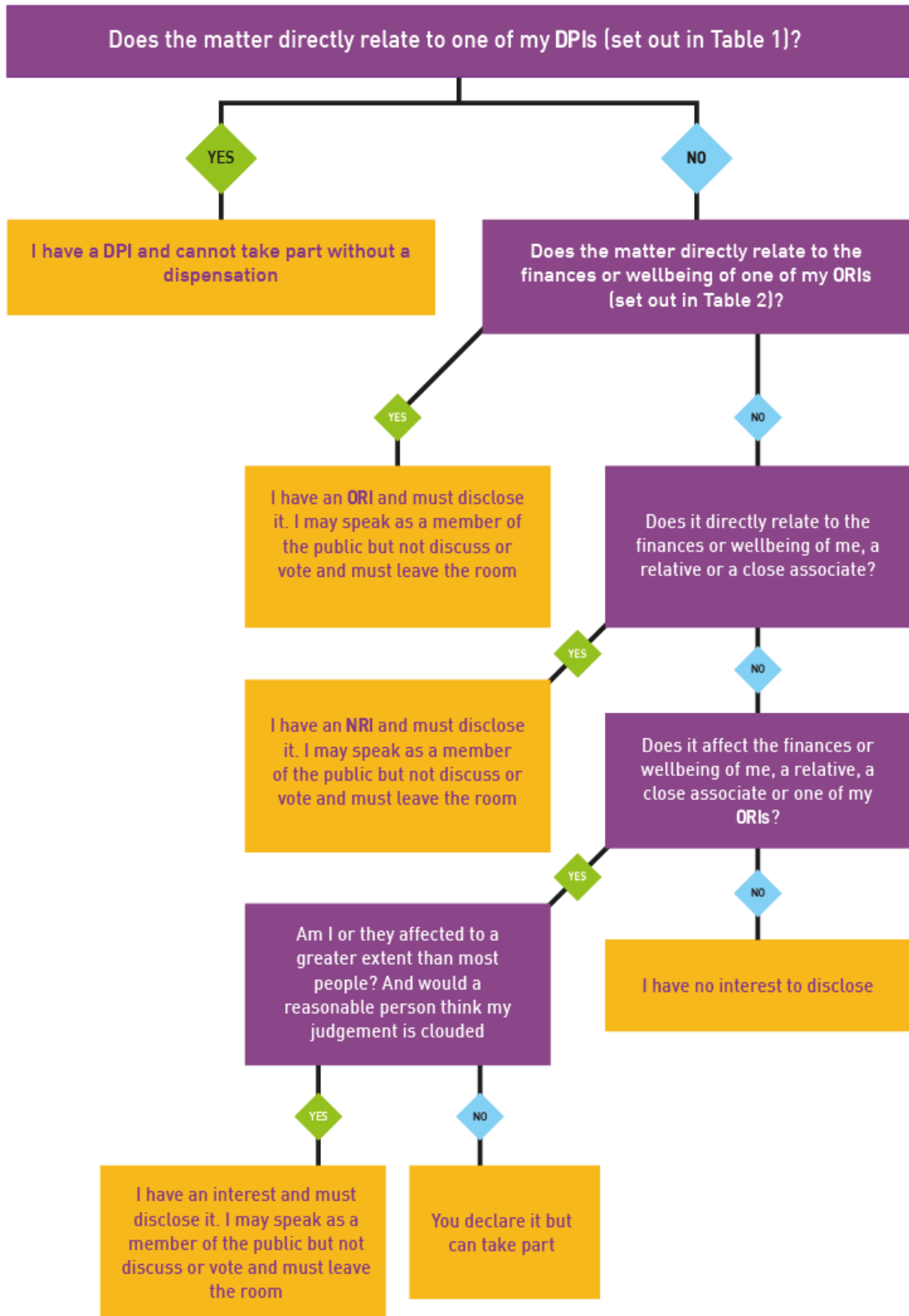
10. **Appeals to the Secretary of State update** (Pages 68-69)
Report by Development Manager
11. **Decisions made by Officers under delegated powers** (Pages 70-79)
Report by Development Manager

Other matters

12. 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
13. **To note the date of the next meeting – Friday 8 May 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



Planning Committee

Minutes of the meeting held on 13 February 2026

Contents

1.	Apologies and welcome	2
	Openness of Local Government Bodies Regulations 2014	2
2.	Declarations of interest and introductions	2
3.	Minutes of last meeting	2
4.	Matters of urgent business	2
5.	Chair's announcements and introduction to public speaking	2
6.	Requests to defer applications and/or vary agenda order	3
7.	Applications for planning permission	3
	(1) BA/2025/0287/FUL How Hill Nature Reserve, How Hill, Ludham	3
	(2) BA/2025/0370/FUL Approach To Carpark Off Fen Lane, Beccles	4
	(3) BA/2026/0004/COND Broad View, Fleet Lane, South Walsham	5
8.	Enforcement update	6
9.	Local Plan for the Broads - Submission	6
10.	National Planning Policy Framework consultation and changes to Biodiversity Net Gain	8
11.	Circular 28/83 Publication by Local Authorities of information about the handling of planning applications – Q4 (1 October to 31 December) 2025	10
12.	Appeals to the Secretary of State	10
13.	Decisions made by officers under delegated powers	10
14.	Other items of business	11
15.	Date of next meeting	11
	Appendix 1 – Declaration of interests Planning Committee, 13 February 2026	12

Please note these are draft minutes and will not be confirmed until the next meeting.

Present

Tim Jickells – in the Chair, Harry Blathwayt, Stephen Bolt, Andrée Gee, Tony Grayling, James Harvey, Martyn Hooton, Leslie Mogford, Gurpreet Padda, James Reeder, Matthew Shardlow, Vic Thomson and Fran Whymark

In attendance

Natalie Beal – Planning Policy Officer (items 9-10), Jason Brewster – Governance Officer, Nigel Catherall – Planning Officer (item 7.3), Jane Fox – Planning Officer (item 7.1), Steve Kenny – Development Manager, Callum Sculfor – Assistant Planning Officer (item 7.2), Ruth Sainsbury – Head of Planning and Lorraine Taylor – Head of Governance

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.

No apologies were received.

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. Declarations of interest and introductions

Members provided their declarations of interest as set out in Appendix 1 to these minutes and in addition to those already registered.

3. Minutes of last meeting

The minutes of the meeting held on 16 January 2026 were approved as a correct record and signed by the Chair.

4. Matters of urgent business

There were no items of urgent business

5. Chair's announcements and introduction to public speaking

No members of the public had registered to speak.

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6. Requests to defer applications and/or vary agenda order

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

7. 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 additional matters of information or detailed matters of policy not already covered in the officer's report, which were given additional attention.

(1) BA/2025/0287/FUL How Hill Nature Reserve, How Hill, Ludham

Replacement of wooden boardwalk and bridge with recycled plastic

Applicant: Broads Authority

The Planning Officer (PO) provided a detailed presentation of the application that proposed the replacement of a wooden boardwalk and bridge; the boardwalk would be replaced with a recycled plastic material, and the bridge would be replaced like for like using timber and metal. The site was located within a National Nature Reserve which sits within the wider Ant Broads and Marshes (a Site of Special Scientific Interest which forms part of the Broads Special Area of Conservation (SAC), Broadland Special Protection Area (SPA) and Broadland Ramsar). The PO indicated that this application was before the committee as the applicant was the Broads Authority.

The presentation included location maps, an aerial photograph of the site, a site plan, various photographs of the existing boardwalk and bridge and images of an existing boardwalk constructed using recycled plastic material.

In assessing the application, the PO addressed the key issues of the principle of development; the impact on the landscape and Biodiversity Net Gain.

In response to questions the PO confirmed that there was no lighting associated with this development and that the development would be completed before the site re-opened for visitors in April 2026.

A Member noted that, given the site was located within a SAC, a SPA and Ramsar, the Authority was deemed the competent authority in relation to the Habitats Regulations. The Member asked, given the change in materials, the disturbance caused by this work and possible pollution resulting from the work, whether the Authority was certain that this development would cause no harm to the protected sites. The Head of Planning (HoP) confirmed that following a thorough review by the Authority's Ecologists this development would not harm the site and was deemed consistent with the Habitats Regulations.

Members were concerned about the risk of microplastics polluting the site given the choice of material. A Member, who had experience in the production of recycled plastic, believed that

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the chosen material was sourced from recycled drinking bottles which were made of a very stable form of plastic and that this material would not require timber preservation treatments that could leach into the environment. The HoP suggested including a condition to ensure that the recycled plastic was cut and drilled offsite which Members supported.

A Member asked whether the Local Plan could be enhanced to simplify the use of recycled plastic materials where appropriate. The HoP confirmed that the emerging Local Plan provided greater flexibility regarding appropriate materials via a criteria based assessment which would enable new/different materials to be considered on a case by case basis.

Members welcomed the greater durability of the proposed boardwalk material and its improved practicality given its non-slip surface.

Leslie Mogford proposed, Harry Blathwayt seconded

It was resolved unanimously to approve the application subject to the following conditions:

- **Time limit**
- **In accordance with the submitted documents and plans.**
- **Constructed in accordance with the agreed material schedule or requirement to submit details of material if they differ due to supply issues.**
- **Processing of the recycled plastic to be performed offsite prior to installation.**

(2) BA/2025/0370/FUL Approach To Carpark Off Fen Lane, Beccles

Installation of three cycle charging boxes

Applicant: Beccles Town Council

The Assistant Planning Officer (APO) provided a detailed presentation of the application that proposed the installation of three electric bike charging pods at The Quay car park, in Beccles, east of the River Waveney. The three pods would be installed as a single unit with a solar panel forming the roof of each pod and required no ancillary connections.

The presentation included location maps, an aerial photograph showing the site relative to the car park and nearby residential properties, and photographs viewed from the car park's access road looking north depicting the site and south depicting the access road intersection with Fen Lane, a diagram depicting the elevation plans of a pod and a site plan which included an illustration of the three charging pods configured as a single unit.

In assessing the application, the APO addressed the key issues of the principle of development; the design and impact on heritage assets and landscape; neighbour amenity; sustainable tourism and recreation and renewable energy.

A Member was concerned about the fire risk associated with batteries used for electric bikes and the potential damage to the local environment resulting from a battery fire. The APO confirmed that the material used in the fabrication of the charging pods was chosen for its ability to withstand an electric battery fire.

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Members supported the improvement to sustainable travel associated with this development.

James Harvey proposed, Stephen Bolt seconded

It was resolved unanimously to approve the application subject to the following conditions:

- **Three Year timeframe for commencement**
- **In accordance with the approved plans and material details.**

(3) BA/2026/0004/COND Broad View, Fleet Lane, South Walsham

Amendment to dormer windows and extension to decking area, variation of condition 2 of permission BA/2025/0120/FUL

Applicant: Mr Alan Goodchild

The Planning Officer (PO) provided a detailed presentation of the proposal, which was to amend the dormer windows and extend the decking area as a variation to condition 2 of permission BA/2025/0120/FUL. The proposed changes to the dormer windows were required to ensure the plans conformed with Building Regulations. The proposal was to lower the dormer windows so that they become a continuation of the dwellinghouse flank walls and were cut into the roof eaves. There was no change to the overall design and size of the dormers. The proposed change to the decking area would extend the terraced area replacing the steps for 3.82m from the northern edge and extending the western edge of this new decked area 75cm beyond the approved scheme.

The presentation included a location map, a site map, an aerial photograph with the site marked, photographs of the site as viewed from various vantage points on South Walsham Broad, a diagram of the south elevation as per the approved scheme, a diagram of the south elevation as per the proposed amended scheme, a diagram of the west elevation as per the approved scheme, a diagram of the west elevation as per the proposed amended scheme, a diagram of the north elevation as per the approved scheme, a diagram of the north elevation as per the proposed amended scheme, a diagram of the site viewed from the Broad as per the approved scheme and a diagram of the site viewed from the Broad as per the proposed amended scheme.

The PO indicated that this application was before the committee as the applicant was a Member of the Broads Authority and confirmed that no further consultation responses had been received since the report was written. The PO corrected a reference to a variation in condition 4 of the previous permission on page 1 of the report; the original change to conditions submitted included a change in materials (condition 4) which following negotiation, the applicant had subsequently removed.

In assessing the application, the PO addressed the key issues of the principle of development; the design, impact on the landscape and amenity on neighbouring properties.

In response to a question the PO confirmed that the list of recommendations stated in section 8 of the report were consistent with those previously stated for BA/2025/0120/FUL.

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Matthew Shardlow proposed, Martyn Hooton seconded

It was resolved unanimously to approve subject to conditions:

- **Time limit**
- **In accordance with plans and documents**
- **In accordance with Pollution Prevention Plan**
- **In accordance with materials**
- **Details of large scale details of joinery**
- **Water consumption rate of no more than 110 litres/person/day**
- **PROW to remain open and accessible**
- **Sign up to Flood Warnings**
- **Void beneath dwelling to remain unobstructed**
- **No external lighting without prior written permission**
- **Provision of bat boxes**
- **Provision of bird cup or box**
- **Pontoon to be used for dingy and canoes and not for large, beamed vessels**
- **Removal of Permitted Development rights (Part 1 all relevant).**

8. Enforcement update

Members received an update report from the Development Manager on enforcement matters previously referred to the Committee. No further updates were provided at the meeting.

9. Local Plan for the Broads - Submission

The Planning Policy Officer (PPO) presented the report which detailed a new water usage topic paper, responses to the second consultation of the Regulation 19 version of the Local Plan, an assessment of the Regulation 19 version of the Local Plan against the emerging National Planning Policy Framework (NPPF) and a housing need topic paper. These documents were proposed to form part of the submission of the Local Plan to the Planning Inspectorate which was also detailed in the report. The PPO proposed to discuss each section of the report in turn and welcomed members' feedback.

90 litres per head per day water usage topic

In response to objections received during the first consultation of the Regulation 19 version of the Local Plan, the PPO had drafted a topic paper proposing a revised water usage threshold of 90 litres per head per day (Appendix 1 of the report). The objecting parties, Anglian Water Services, Essex & Suffolk Water and the Environment Agency, had been consulted on this matter and the topic paper responded to these organisations' assertions that the existing Local Plan's 110 litres per head per day threshold was too profligate and should be restricted further. The topic paper provided justifications and evidence for the proposed 90 litres per

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head per day threshold and, following a review by the Authority's viability consultants, the proposal was considered feasible. Whether this new water usage target would be included in the final adopted Local Plan for the Broads would be a matter for the Planning Inspector to determine during the Local Plan examination.

A Member welcomed the improved water usage threshold given the changing climate although he noted that the water companies' lack of investment in infrastructure had not improved matters.

A Member asked how this new threshold would be monitored. The Head of Planning (HoP) explained that this new threshold would be regulated for new developments and through Building Regulations.

Responses to the second consultation of the Regulation 19 version of the Local Plan

The PPO indicated there had been further comments received during the second consultation of the Regulation 19 version of the Local Plan (Appendix 2 of the report). Some referred to previous comments submitted during the first consultation which have been logged, many comments were supportive and a few proposed changes, nothing major, to consider.

The PPO would collate both sets of consultation comments and responses, annotating each comment to identify during which consultation they were received. This combined set of consultation responses would be included in the submission documents.

Members had no further amendments to make to the proposed consultation responses.

A Member asked for clarification regarding the detailed submission submitted on behalf of the Trustees of the Somerleyton Estate. The PPO explained that this related to an ongoing planning application for residential moorings submitted by the estate. In light of this representation the Authority had updated the residential moorings policy to propose the inclusion of a condition regarding main or sole residency and had proposed a slight amendment to the definition of a residential mooring. These changes, although prompted by the representation received on the behalf of the Trustees of the Somerleyton Estate, had not addressed their comments. This matter would be determined by the Planning Inspector during the Local Plan examination.

Assessment of the Regulation 19 version of the Local Plan against the emerging National Planning Policy Framework

In response to the proposed transitional arrangements for the emerging NPPF being consulted on presently, as per item 10 of the agenda, the PPO had reviewed the Regulation 19 version of the Local Plan to assess the scale of changes required to conform with the emerging NPPF. The resulting colour coded assessment was detailed in appendix 3 of the report. The key impact, shown by red shading, related to the Authority's aspiration for a 20% Biodiversity Net Gain threshold. There was still scope for the transitional arrangements to be revised, especially given the negative feedback these proposals had provoked, which could mitigate this impact. There was also a risk that further revisions to the transitional arrangements could exacerbate the impacts. This assessment would be included in the submission documents.

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Members welcomed this assessment and its attempt to futureproof the Local Plan.

Housing need topic paper

A Housing need topic paper, appendix 4 of the report, had been created to summarise the status of the various housing needs within the Broads and referencing the various items of supporting material. This topic paper would be included in the submission documents.

Submission of the Local Plan for the Broads

Assuming the Planning Committee were willing to endorse the above documents and endorse the submission of the Regulation 19 version of the Local Plan then, as per the delegation agreed at the Broads Authority meeting on 28 November 2025, the Local Plan would be submitted to the Planning Inspectorate on 16 February 2026.

Leslie Mogford proposed, Matthew Shardlow seconded

It was resolved unanimously to endorse the 90 litres per head per day water usage topic paper, the responses to the second consultation of the Regulation 19 version of the Local Plan, the assessment of the Regulation 19 version of the Local Plan against the emerging National Planning Policy Framework, the housing need topic paper and the submission of the Local Plan for the Broads.

10. National Planning Policy Framework consultation and changes to Biodiversity Net Gain

The Planning Policy Officer (PPO) introduced the report, which summarised proposed changes to both the National Planning Policy Framework (NPPF) and Biodiversity Net Gain (BNG) and documented the response to the NPPF consultation.

The PPO indicated that a new version of the NPPF was issued for consultation in December 2025 and many of the changes were influenced by the Government's manifesto promise to build 1.5 million new homes in England by 2029. The PPO noted some improvements to the NPPF's structure and layout and there were two areas of particular interest to the Broads; the stance of the NPPF regarding the excavation of peat as a byproduct of development had been strengthened; the revised NPPF provided greater leeway for Local Plans to adopt more stringent water efficiency targets in areas of serious water stress. There were some changes where there was some uncertainty as to their implications, for example the National Development Management Policies, previously proposed as statutory items by the Levelling Up and Regeneration Act 2023, were now considered to be non-statutory. The proposed consultation responses were extensive and the PPO chose to highlight a few key areas of feedback:

- The emerging NPPF proposed the introduction of Spatial Development Strategies (SDS); the proposed response highlighted that the supporting SDS guidance failed to mention protected landscapes, provided no guidance when protected landscapes crossed Local Planning Authority administrative area boundaries and made no mention to climate change and any related adaptations and mitigations.

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- The revised structure had made understanding the implications of failing to demonstrate a 5 year housing land supply more convoluted; the implications were previously described in one section, the revised version required cross-referencing multiple sections.
- Some of the National Development Management (NDM) Policies were not complete in comparison to the Authority's Local Plan equivalents: For example, the wind turbine section omitted references to the Ministry of Defence and radar and the residential extensions section indicated a couple of issues whereas the Local Plan equivalent included eight.
- It was unclear whether Local Plan Policies could elaborate on NDM Policies which had implications for the Local Plan future-proofing assessment in appendix 3 of agenda item 9.
- The revised NPPF introduced new terminology, such as "well related", "large scale", "small scale", without the associated definitions in, and cross-referencing to, a glossary.
- The transitional arrangements as described cast doubt on the veracity of any Local Plan Policies being examined against a different version of the NPPF as these policies would have "limited weight".

The Head of Planning (HoP) added that the proposed changes, that had seen the NPPF gain an additional 30 pages, were significant and the Authority was one of many Local Planning Authorities across England responding to this consultation. It remained to be seen whether the NPPF would be further revised to accommodate the feedback generated by this consultation.

The PPO explained that the emerging NPPF proposed a change to BNG by restricting BNG targets above the 10% minimum to specific sites. Coupled with the exemption to BNG for developments up to 0.2 hectares previously implemented via regulation changes, these variations significantly changed the scope of BNG within the Broads. The Government was promising to introduce measures to simplify the delivery of BNG offsite and to consult on targeted exemptions for brownfield residential development.

In response to questions the HoP indicated that it was unclear when the emerging NPPF would be finalised and that anyone, including public and private organisations, could respond to this consultation.

Members welcomed the comprehensive response to this consultation. A couple of Members asked for the response relating to BNG to be further strengthened by referencing the statutory obligations of a National Park Authority and the Authority's supporting material justifying a BNG target above 10%. A Member wanted to encourage the NPPF to adopt a more flexible approach to BNG that might be more accommodating to the Authority's BNG proposal and suggested, for example, that the response propose a BNG target for protected landscapes

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of 20%. The PPO agreed to strengthen the BNG response, with approval for these and any subsequent changes to be delegated to the HoP.

A Member suggested adding a summary paragraph as a heading to the consultation response that captured the Authority's top four or five key issues. The Member noted the policy regarding 5G and gigabit broadband infrastructure and asked whether the associated response could highlight the Government taking responsibility for this infrastructure in the absence of any environmental impact assessment.

In response to a question the PPO confirmed that the Authority, in conjunction with the other English national parks, was also contributing to a consultation response to be issued by National Parks England.

Stephen Bolt proposed, seconded by Matthew Shardlow

It was resolved unanimously to endorse, subject to the agreed changes, the proposed response to the National Planning Policy Framework.

11. Circular 28/83 Publication by Local Authorities of information about the handling of planning applications – Q4 (1 October to 31 December) 2025

The Development Manager (DM) introduced the report, which provided the development management statistics for the quarter ending 31 December 2025. The DM 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).

The report was noted.

12. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State since the last meeting. In response to a question the Development Manager confirmed that the Authority had submitted the relevant appeal paperwork relating to the application at Pleasure Boat Inn, Staithe Road, Hickling. Given that recent site visits conducted by the Planning Inspectorate (PINS) had been unaccompanied, the DM believed the Authority would not have any further involvement in this matter until PINS issued their appeal decision.

13. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 5 January to 30 January 2026 and any Tree Preservation Orders confirmed within this period.

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14. Other items of business

There were no other items of business.

15. Date of next meeting

Since the meeting, it had been agreed to cancel the meeting scheduled for 13 March 2026. The next meeting of the Planning Committee would be on Friday 10 April 2026 at 10:00am at The King's Centre, 63-75 King Street, Norwich.

The meeting ended at 11:30am.

Signed by

Chair

DRAFT

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Appendix 1 – Declaration of interests Planning Committee, 13 February 2026

Member	Agenda/minute	Nature of interest
Tim Jickells on behalf of all Members	7.1	Applicant is the Broads Authority
Fran Whymark	7.3	Norfolk County Councillor - other registerable interest

DRAFT

Planning Committee

10 April 2026

Agenda item number 7.1

BA/2025/0407/FUL Land adjacent to land and flood wall, Castle Marshes, North Cove

Report by Assistant Planning Officer

Proposal

Installation of 2m by 20m mooring pontoon and access ramp

Applicant

Broads Authority

Recommendation

Approve subject to conditions

Reason for referral to committee

Broads Authority application

Application target date

17 April 2026

Application documents

[BA/2025/0407/FUL - Associated Planning Documents](#)

Contents

1.	Description of site and proposals	2
2.	Site history	2
3.	Consultations received	2
	Environment Agency	2
	BA Ecologist	3
	BNG Consultant	3
	BA Landscape	3
4.	Representations	4
5.	Policies	4
	Planning Committee, 10 April 2026, agenda item number 7.1	1

6.	Assessment	5
	Principle of development	5
	Impact on the landscape	5
	Amenity of residential properties	6
	Design	7
	Ecology	7
	Other issues	8
7.	Conclusion	8
8.	Recommendation	9
9.	Reason for recommendation	9
	Appendix 1 – Location map	10

1. Description of site and proposals

- 1.1. The site is located to the north of the River Waveney, in between Castle Marshes, and Barnby Broad and Marshes, within an open rural marshland landscape. The site occupies a small area adjacent to the riverbank and is surrounded by grazing marsh, drainage ditches and wetland habitat. Behind the flood bank, is the Suffolk Wildlife Trust (SWT) Castle Marshes Nature Reserve.
- 1.2. The wider area is rural and undeveloped in character, with the River Waveney forming the dominant landscape feature. The site lies entirely within flood zone 3. The site is also adjacent to the Barnby Broad and Marshes (SSSI), part of the Broads SAC and Broadland SPA and Ramsar.
- 1.3. The application seeks planning permission for the installation of a pontoon along the riverbank to provide additional mooring facilities. The proposed structure would measure 20 metres in length and 2m in width and would incorporate around seven mooring cleats. The pontoon would be of modular construction, and be accessed by a ramp, fixed to the bank.

2. Site history

- 2.1. No previous history available.

3. Consultations received

Environment Agency

- 3.1. No objection.

BA Ecologist

- 3.2. Barnby Broad and Marshes (SSSI), part of the Broads SAC and Broadland SPA and Ramsar is adjacent to the proposed development site. A HRA Screening has been submitted as part of the application. I have reviewed it and agree with its conclusions. The Ecological Assessment Record of the site provides sufficient information to conclude that no further habitat or species surveys are required. No objection to the application, provided the conditions are adhered to; *biosecurity, water vole mitigation, reptile mitigation, breeding bird mitigation.*

BNG Consultant

- 3.3. The application has been submitted for the de-minimis exemption for area habitat units and watercourse units. The rationale follows that: The pontoon will float on top of the water causing no change in river condition. Construction of the new concrete pad will affect less than 25m² of scrub which is a non-priority habitat. In accordance with statutory requirements the applicant has provided a statement setting out the reasons why they believe the application meets criteria for exemption. Supporting documents (Application for De Minimis Exemption 06-01-2026, Plan Drawing of Proposed Pontoon, Dec 2025) clearly show that there will be less than 25m² of non-priority habitat affected by the proposal. It is understood that potential for post-development in-channel encroachment is the most relevant factor for consideration. The applicant has provided sufficient evidence to demonstrate that the risk of detrimental effect would be negligible. This review is satisfied that the sufficient information has been provided to justify use of the de-minimis exemption.

BA Landscape

- 3.4. The Landscape Architect advises that the proposed pontoon would have an adverse effect on the landscape, both visually and experientially, and would therefore conflict with Policies SP7, DM16 and DM20. Although the proposal may provide a limited green infrastructure benefit through improved access to a remote part of the Broads, this is not considered sufficient to outweigh the likely landscape harm. Concern is also raised that any illumination would harm the area's dark-sky qualities, contrary to Policy DM22.
- 3.5. It is considered that the pontoon would undermine the tranquillity, remoteness and natural character of this undeveloped stretch of river, including the character of Landscape Character Area 5: Worlingham Wall to Boundary Dyke, Barnby. The proposed 20-metre pontoon, with approximately seven mooring cleats, is expected to increase human activity in this sensitive location, and the modular design raises concern that future extensions could result in further incremental harm unless suitably restricted.
- 3.6. The Landscape Architect notes the support of Suffolk Wildlife Trust but maintains that the adverse effect on landscape character should be given significant weight. They recommend that the applicant submit a Landscape and Visual Impact Assessment, or at minimum representative views and photomontages from key viewpoints, to assist in assessing the visual impact of the proposal.

4. Representations

- 4.1. Norfolk and Suffolk Boating Association - Our committee has discussed this application by email and is happy to advise no objection from a navigation perspective. Whilst the pontoons will result in some reduction in river width, we welcome this new, additional mooring to improve the provision of moorings with land access at regular intervals around the river network. At this location, the tidal range is great enough to justify floating pontoons for safe river access. However, the reduction in river width should be minimised by positioning the pontoons as close to the bank as possible. We note the discrepancy between several of the submitted documents – the dimensioned river width aerial view does not accord with plan BA/CM/2025/EL/002. The cross section shows the pontoon too far out from the bank. Additionally, it dimensions the average rise and fall of the tide to be 2,500mm. This is incorrect. Is the bank and river bed profile based on a topographic survey and plotted sufficiently accurately to ensure that the ramp is feasible? Could plan BA/CM/2025/EL/002 be amended prior to any consent being granted? We believe that this project is highly appropriate to furthering the second purpose of the Broads Act which states “promoting opportunities for the understanding and enjoyment of the special qualities of the Broads by the public”.
- 4.2. One objection has been received from Mike Szpytma. The objection raises concerns that the proposed pontoon and access ramp would urbanise this undeveloped marshland location, harming its landscape character and tranquillity. Concern is also raised regarding potential impacts on protected wildlife and habitats, the absence of sufficient ecological assessment, possible implications for flood defence access and integrity, and the risk of increased activity harming local amenity. The representation also refers to the potential for unauthorised residential use of the mooring, associated environmental harm including fire risk, and the precedent the development could set for further similar infrastructure in this sensitive area.

5. Policies

- 5.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).
- 5.2. The following policies were used in the determination of the application:
 - SP7 – Landscape Character
 - SP14 – Mooring Provision
 - DM13 – Natural Environment
 - DM16 – Development and Landscape
 - DM21 – Amenity
 - DM22 – Light Pollution and dark skies
 - DM32 – Riverbank Stabilization
 - DM33 – Moorings, mooring basins and marinas
 - DM43 - Design

6. Assessment

- 6.1. The main issues in the determination of this application are the principle of development, the need for the development, the impact on the landscape, the amenity of the area, design, ecology, biodiversity net gain and the impact on navigation.

Principle of development

- 6.2. The proposal is for the installation of a 20m x 2m floating mooring pontoon with associated access ramp and fixing point. Policy SP14 of the Local Plan supports the provision of additional short-term visitor moorings where they contribute to the management of a safe and attractive waterway, and Policy DM33 states that new moorings will be permitted where they contribute to the network of facilities around the Broads system in terms of location and quality.
- 6.3. At present, the provision of public moorings in this area is below the threshold noted in the Integrated Access Strategy for the Broads (2024) point 7.8 which states ‘The Broads Authority will work to ensure wherever possible that the distribution of short stay moorings is a maximum of 30-minute cruising time apart (equal to 2 miles distance at 4mph)’ this proposal seeks to meet that aim.
- 6.4. In addition, the proposal contributes to furthering the second duty of the Broads Authority as set out in the Norfolk and Suffolk Broads Act 1988 which states “promoting opportunities for the understanding and enjoyment of the special qualities of the Broads by the public”.
- 6.5. It is therefore considered that the principle of development is acceptable.

Impact on the landscape

- 6.6. The site lies within an open marshland and riverside setting, which is an undeveloped stretch of waterside landscape. Policies SP7 and DM16 require development to be appropriate to the character and appearance of the Broads, to conserve and enhance key landscape characteristics, and to avoid adverse impacts on the immediate or wider landscape and the special qualities of the Broads.
- 6.7. In terms of requiring an LVIA or photomontages, the proposal is small-scale and straightforward in form. The visual impact can be understood from the submitted site plan, dimensions and location context and a site visit has been carried out. In the circumstances of this application, it is considered that the absence of a formal LVIA does not prevent the Planning Authority from reaching a reasoned judgment on landscape impact.
- 6.8. The Landscape Officer raises concerns that the proposed pontoon would harm the visual and experiential qualities of this undeveloped stretch of river, conflicting with Policies SP7 and DM16, and erode the remoteness and tranquillity of the area. It is also suggested that the proposal could lead to increased activity, possible future expansion, and that a Landscape and Visual Impact Assessment or photomontages should be provided.

- 6.9. The applicant has confirmed that the chosen location is the point where the flood bank is closest to open water, thereby enabling a shorter ramp and less disturbance to existing vegetation. The design places the pontoon just off and parallel to the riverbank specifically to avoid hard engineering and the loss of river-edge habitat. This is a material consideration in landscape terms, particularly as the Local Plan recognises that piled or heavily engineered river edges can create an urban feel in open rural locations and that less intrusive solutions are generally preferable where technically feasible.
- 6.10. In this case, the proposal is limited to a single lightweight floating pontoon measuring 20m by 2m running parallel to the bank together with a 10m access ramp and land fixing points. While clearly visible in the river scene, the structure is low in profile, functional in form, and limited in physical extent. It would not introduce substantial built mass, enclosure, or an extensive stretch of hard-engineered river edge. It is a type of low intensity development that is characteristic of the navigable Broads riverscape and would not appear incongruous.
- 6.11. It is acknowledged that the proposal would result in some increase in activity at this location and would have a degree of effect on the tranquillity of this stretch of river when compared with its existing condition. However, this land area is not inaccessible or private in character as it is already associated with a public right of way and can be experienced by members of the public irrespective of the proposed development. In addition, this stretch of river is already used by the boating community and visitors. The pontoon is unlikely to intensify the general use of the river and while it will introduce a mooring the use is likely to be relatively limited extent, and that increase must be considered in the context of the site's existing public accessibility and the role of the development in improving access to the Broads network.
- 6.12. Overall, while the proposal would introduce a modest engineered feature into an open rural river setting and would give rise to some increase in activity that will impact the tranquillity of the area, the development is limited in scale, low in profile, and has been designed and sited to minimise physical and visual intrusion and avoid more harmful engineering works. It is also material that the site is already accessible to the public by virtue of the public right of way, such that visitors are able to experience this location regardless of whether the pontoon is provided. When this level of impact is balanced against the clear public benefits of improving the visitor mooring network and access to the marshes and public right of way, the planning balance weighs in favour of the development in this case. The proposal is therefore considered to accord, on balance, with Policies SP7, DM16, SP14 and DM33 of the Local Plan for the Broads.

Amenity of residential properties

- 6.13. Policy DM21 states that development will not be permitted if it would have an unacceptable impact on the amenity of existing or potential neighbouring properties or uses, having regard to matters such as overlooking, overshadowing, overbearing impact, light pollution, noise and disturbance. Policy DM33 similarly requires that new moorings do not unacceptably impact the amenity of adjoining residents.

- 6.14. The site is within an open marshland setting and not close to any neighbouring dwellings. The proposal itself is also limited in scale and does not involve any enclosed building, raised accommodation, or intensive built form that would typically give rise to overlooking, overshadowing or overbearing impacts. In those respects, the development will not result in harm to residential amenity.
- 6.15. The main amenity considerations instead relate to the activity associated with use of the mooring, including the arrival and departure of boats and the presence of users accessing land from the pontoon. However, the scheme is intended as part of the visitor mooring network, in a waterside location where boating activity is an expected characteristic of the area.
- 6.16. Marker lights for navigation safety are shown on the submitted plan, and these will need to remain limited to the minimum necessary to avoid unnecessary light intrusion in this rural location. Subject to an appropriate condition controlling the installation in accordance with the approved details, the proposal is considered to accord with Policies DM21 and DM33 in amenity terms.

Design

- 6.17. Policy DM43 requires all development to be of high design quality, to integrate effectively with its surroundings, reinforce local distinctiveness and landscape character, and to respond appropriately in terms of siting, layout, scale, form, massing, detailing and materials.
- 6.18. The pontoon would run parallel to the bank and be connected by a 10m ramp to a small concrete pad on the flood bank. The structure includes GRP decking boards, handrails to the rear of the pontoon, tubular piles and brackets, a safety ladder, mooring cleats and marker lights. In functional terms, this is a straightforward design response to the operational requirements of a short-stay visitor mooring in a tidal environment.
- 6.19. The structure is utilitarian in appearance, which is not inappropriate in this context. Mooring infrastructure is necessarily functional, and the proposed form appears proportionate to its intended use. The low-profile design, limited land take and floating construction reduce the prominence of the development when compared with more substantial or heavily engineered alternatives. Subject to the development being carried out in accordance with the submitted plans and materials/details, the proposal is considered acceptable in terms of Policy DM43.

Ecology

- 6.20. Policy DM13 requires development to protect biodiversity value, minimise habitat fragmentation, and incorporate beneficial biodiversity features where appropriate. The chosen location and design are intended to reduce disturbance to existing vegetation and avoid loss of river-edge habitat by locating the pontoon off the bank rather than relying on more extensive hard engineering.

- 6.21. The Ecologist raises no objection to the application, subject to conditions relating to breeding birds, water vole, reptiles and adherence to the Broads Authority Environmental Standard Operating Procedures. The Ecologist also confirms that the submitted HRA Screening is agreed with and that no further habitat or species surveys are required. The duty as a Competent Authority is therefore satisfied.
- 6.22. In respect of Biodiversity Net Gain, the Planning Authority's consultant has confirmed that the proposal is acceptable under the de minimis exemption. The updated review concludes that sufficient information has been provided to justify the exemption, including confirmation that the land-based works would affect less than 25sqm of non-priority habitat and that the pontoon would result in no loss of watercourse unit value, no loss of natural watercourse function or processes, and no negative effects from riparian or in-channel encroachment.
- 6.23. The proposal is therefore acceptable in terms of Policy DM13 – Natural Environment.

Other issues

- 6.24. The proposal raises navigation and river engineering considerations. Policy DM33 requires that new moorings do not adversely affect navigation, while Policy DM32 recognises that works associated with moorings and riverbank infrastructure must be designed with regard to safe navigation, biodiversity, the character of the location and the nature of the watercourse, and that softer or less intrusive approaches are to be preferred where appropriate. In this case, the proposal is specifically for a floating mooring structure intended to operate safely within the tidal environment, and the submitted plan includes safety features such as handrails, a ladder and marker lights. In principle, the proposals are acceptable, subject to any detailed navigation or works licence controls outside the planning system.
- 6.25. The application site is located within Dark Sky Zone 2, where external lighting is required to be strictly controlled. The proposed mooring light is considered essential for safety reasons and is acceptable as part of the development, it will be controlled by condition. No other external lighting is proposed, and a condition will be attached to prevent the installation of any additional lighting. Subject to that control, the proposal is considered compliant with Policy DM22.
- 6.26. An additional issue raised was that this would set a precedent for future expansion or new moorings. This is not an intention however, if any future extensions or alterations to the pontoon were proposed they would require separate planning permission. Should such an application be submitted, it would be assessed on its own merits, having regard to the relevant local plan policies and any other material considerations at that time.

7. Conclusion

- 7.1. The proposed development would provide a new short-stay visitor mooring within the Broads network and, subject to the recommended conditions, is considered acceptable.

While the proposal would introduce a modest engineered structure into an open riverside location, its scale, low-profile form and floating design mean that it would not result in unacceptable harm to the character of the area, the wider landscape, neighbouring amenity, design quality, navigation interests or biodiversity.

- 7.2. The proposal would deliver wider public benefits through improved access to the navigation network, Castle Marshes Nature Reserve and the Angles Way. Those benefits have significant weight in the planning balance. The proposal is therefore considered to accord with Policies SP14, SP7, DM13, DM16, DM21, DM22, DM32, DM33 and DM43 of the Local Plan for the Broads and is recommended for approval.

8. Recommendation

- 8.1. Approve subject to the following conditions:
1. Three-year timeframe for commencement
 2. In accordance with the approved plans and details
 3. No additional external lighting

9. Reason for recommendation

- 9.1. The proposal is considered to accord with Policies SP14, SP7, DM13, DM16, DM21, DM22, DM32, DM33 and DM43 of the Local Plan for the Broads.

Author: Callum Sculfor

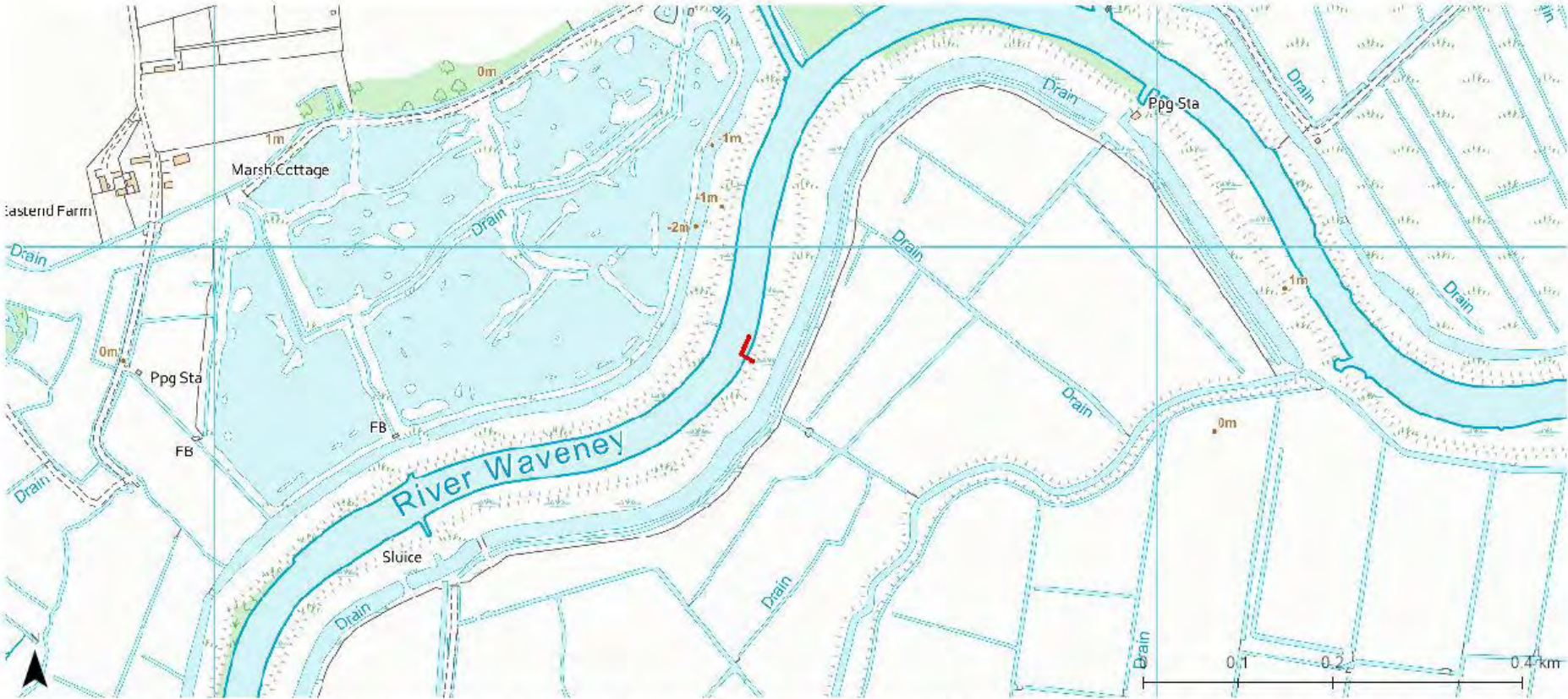
Background papers: [BA/2025/0407/FUL](#) and [associated documents](#)

Date of report: 16 March 2026

Appendix 1 – [Location map](#)

Appendix 1 – Location map

BA/2025/0407/FUL - Land Adjacent, Land And Flood Wall, Castle Marshes, North Cove



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Planning Committee

10 April 2026

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"> • 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. • Site being monitored. October 2018 to February 2019. • Planning Contravention Notices served 1 March 2019.

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

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

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> • Listed for hearing on 9 August 2023 at 12pm at Norwich Magistrates' Court [17/05/2023]. • 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]. • Hearing at Norwich Crown Court adjourned to 22 September 2023 [01/09/2023]. • Hearing at Norwich Crown Court adjourned to 22 December 2023 [26/09/2023]. • Hearing postponed at request of Court, to 8 April 2024 rescheduled date [16/01/2024]. • Hearing postponed at request of Court, to 14 May rescheduled date [10/04/2024]. • 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]. • Officers attended pre-trial hearing and date of full trial confirmed as above. No further information added by defendant. [21/03/2025]. • 26th June 2025 - Trial took place at Crown Court. All defendants pleaded guilty before Jury sworn in. Proceeding adjourned until 25th July 2025 for sentencing hearing. • July sentencing cancelled by the court. New date set for Monday 6th October. • All defendants sentenced with a total fine of £20,000 reduced by 10% for their guilty pleas. After some reductions by the Judges, costs of £48,650 were

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<p>awarded to the Authority. They have 6 months to pay or face custodial sentences. The High Court administers the collection of both fines and costs.</p> <ul style="list-style-type: none"> • 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. • All statics have been emptied, disconnected and removed from their standings and relocated to a temporary position adjacent to the access road beyond. This is a temporary measure, and the caravans will be removed from the site entirely in due course [19/11/2025].
13 May 2022 BA/2022/0023/ UNAUP2	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised operation development comprising erection of workshop, kerbing and lighting	<ul style="list-style-type: none"> • Authority given by Chair and Vice Chair for service of Temporary Stop Notice requiring cessation of construction 13 May 2022. • Temporary Stop Notice served 13 May 2022. • Enforcement Notice and Stop Notice regarding workshop served 1 June 2022. • Enforcement Notice regarding kerbing and lighting served 1 June 2022. • Appeals submitted against both Enforcement Notices [12/07/2022]. • Appeals dismissed and Enforcement Notices upheld 29 July 2024. • 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. • Kerbed structure and lighting columns to be taken down and electricity connections to be taken up, all within two months; all structures, materials

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<p>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].</p> <ul style="list-style-type: none"> • Site visit to be carried out and owner reminded of compliance periods [27/09/2024]. • Discussions continuing, held up by court case on other issue. [19/12/2024]. • 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. • The owner has agreed to finish the workshop with appropriate cladding to present a satisfactory appearance that will enable him to retain on site. • The lights have now been disconnected; the kerbs and the posts remain until a solution is agreed. The owner has assured the LPA that the lights will not be switched on again without written permission from us [19/11/2025].
<p>21 September 2022 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"> • Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of unauthorised static caravans. • Enforcement Notice served [04/10/2022]. • Enforcement Notice withdrawn on 19 October due to minor error; corrected Enforcement Notice re-served 20 October 2022. • Appeals submitted against Enforcement Notice [24/11/2022]. • Appeals dismissed and Enforcement Notices amended and upheld 29 July 2024.

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> • 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]. • Owner to be reminded that notice to be complied with by 29 January 2025 [27/09/2024]. • Discussions continuing [26/11/2024]. • 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. • The caravan identified as Y in the enforcement notice has been disconnected, removed from its standing, and placed in storage within the boatyard. The former occupant has been re-housed elsewhere. The owner is engaging with the LPA regarding the continued use of caravan X as managers' accommodation, with a view to regularising this arrangement [19/11/2025].
<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"> • Planning Contravention Notice to clarify occupation served 25 Nov 2022. • Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of unauthorised static caravan. • Enforcement Notice served 11 January 2023 [20/01/2023]. • Appeals submitted against Enforcement Notice [16/02/2023].

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> • Appeals dismissed and Enforcement Notices amended and upheld 29 July 2024. • 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]. • Site visit to be carried out and owner reminded of compliance periods [27/09/2024]. • Discussions continuing, held up by court case on other issue. [19/12/2024]. • 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. • The static has been emptied, disconnected and removed from its standings and relocated to a temporary position adjacent to the access road beyond. This is a temporary measure, and the caravan will be removed from the site entirely in due course [19/11/2025].
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"> • Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of the caravans. • Enforcement Notice served 12 April 2023. • Enforcement Notice withdrawn on 26 April 2023 due to error in service. Enforcement Notice re-served 26 April 2023 [12/05/2023]. • Appeal submitted against Enforcement Notice [25/05/2023]. • Appeals dismissed and notice upheld with variations [22/04/2025]. • This site will be discussed further with the owner, once the proposed action at the other sites is taken.

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
2 February 2024 BA/2022/0007/ UNAUP2	Holly Lodge, Church Loke, Coltishall	Unauthorised replacement windows in listed building	<ul style="list-style-type: none"> • 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 • LPA in discussions with agent for landowner [10/04/2024]. • No resolution achieved through discussion. Legal advice sought [29/08/2024] • Case review – Listed Building Enforcement Notice to be served, in process of content being considered and drafted. • Listed Building Enforcement Notice served by hand on Friday 24th January. • Appeal submitted and valid – start date 19/03/2025. Will be dealt with by compliance officer [21/03/2025]. • PINS contacted about delay, await response [19/11/2025]. • PINS confirmed no case officers available [25/11/2025].
12 December 2025 BA/2024/0045/ UNAUP4	Land on the South-West Side of Norwich Road, Gillingham, Beccles	Unauthorised fence and development of mooring plot	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring removal from the site all wooden boarding from the floor area including the raised stepped seating area to the rear of the plot, leaving a walkway with a width of no more than 2 meters from the edge of the quay heading. • Enforcement Notice served 12 December 2025 - compliance period 3 months [26/01/2026].
12 December 2025 BA/2025/0031/ UNAUP2	Land on the West Side of River Waveney, Beccles	Unauthorised development without planning permission	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring removal from the site all wooden decking boards and posts mounted into the ground which forms any part of the raised decking area. • Enforcement Notice served 12 December 2025 - compliance period 3 months [26/01/2026].

Author: Steve Kenny

Date of report: 26 March 2026

Background papers: Enforcement files

Planning Committee

10 April 2026

Agenda item number 9

Bungay and Ditchingham Dam Conservation Areas Article 4 Directions - Confirmation

Report by Heritage and Design Manager

Summary

Further to the making of the three Article 4 directions in the Bungay and Ditchingham Dam Conservation Areas as approved by the Planning Committee on 16 January 2026 and following public consultation, it is now proposed to confirm the Article 4 directions so that they can be served.

Recommendation

To approve:

- i. the confirmation of the Article 4 direction to cancel the existing Article 4 direction which covers parts of both the Bungay and Ditchingham Dam Conservation Areas; and
 - ii. the confirmation of the Article 4 direction in Bungay Conservation Area covering a smaller area and fewer development classes; and
 - iii. the confirmation of the Article 4 direction in Ditchingham Dam Conservation Area covering a revised area, and fewer development classes.
-

1. Introduction

- 1.1. Article 4 directions are made under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (“GDPO”).
- 1.2. An Article 4 direction is a planning regulation that removes specified permitted development rights to help protect what is special about buildings and the amenity of the area in which they are located. It means that planning permission will be required for those works. As set out in the legislation, the GDPO covers works fronting a ‘relevant location’ which is a highway, open space or waterway.
- 1.3. An Article 4 direction only applies to non-listed houses because flats, commercial properties and listed buildings already have different, generally more restrictive, permitted development rights. Current good practice is that Article 4 directions should be based on sound evidence and should cover a limited geographical area. Paragraph

54 of the National Planning Policy Framework (NPPF) states that Article 4 directions should be 'limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area....in all cases, be based on robust evidence, and apply to the smallest geographical area possible'.

2. Background

- 2.1. Historically, Article 4 directions were able to cover wide geographical areas, and the former Waveney District Council implemented a series of blanket Article 4 Directions, one of which, dating from 1998, covered almost all of the Bungay Conservation Area, including the area now within the Broads Authority Executive Area. East Suffolk Council (ESC) has commenced a review of these directions, and we have been working with their officers to review the Bungay Article 4 direction. Another consideration is that the GDPO has changed several times since 1998, and it is important to ensure that the Article 4 directions refer to the correct sections of that Order.
- 2.2. The existing 1998 Article 4 Direction covers the Broads Authority part of the Bungay Conservation Area to the south of the river Waveney and the southernmost part of the Ditchingham Dam Conservation Area, to the north of the Waveney (see Appendix 1). It restricts the following works where they front a relevant location:
 - Enlargement, improvement or other alteration to elevations
 - Alterations to roofs
 - Construction of a porch
 - Provision of a building, enclosure or pool
 - Hard surfacing
 - Installation of a satellite antenna
 - Erection or alteration of a chimney
 - Alteration or demolition of a fence or boundary wall
 - Painting of an elevation.
- 2.3 Research and site survey work has been carried out to meet the requirements of the NPPF. Condition surveys of the existing Bungay and Ditchingham Dam conservation areas were carried out to assess level of intactness and change, with the focus on those properties that are considered to contribute positively to the character and appearance of the conservation area but are not protected by statutory listing. The results of the survey are presented in map form. Following this survey, it was concluded that the 1998 Bungay and Ditchingham Dam Article 4 direction covers a wider geographical area than it should given current good practice and also covers some classes of development that it is no longer considered appropriate to restrict. It is also necessary to ensure that the Article 4 references the current GDPO.

- 2.4 The review of the Article 4 directions meets the following Broads Plan objectives: D1 (record, protect and enhance local built and cultural features); D3 (maintain up-to-date conservation area designations, appraisals and management proposals) and F4 (provide up-to-date planning policy, site-specific allocations and planning guidance to support local community needs and ensure development happens within environmental limits).

3. Progress to date

- 3.1. Three new Article 4 directions were made on the 16 January 2026: one for the cancellation of the 1998 Article 4; the second for a new reduced Article 4 area with fewer restrictions in the Bungay Conservation Area and the third for a new Article 4 direction with a revised boundary in the Ditchingham Dam Conservation Area. They were non-immediate and do not come into force until the 22 April 2026, subject to confirmation at Planning Committee. The existing Article 4 direction remains valid until its cancellation by the new Article 4.
- 3.2. The new Article 4 direction for the Bungay Conservation Area covers a reduced area including the only two non-listed residential buildings on the Broads Authority's part of Bridge Street and some residential buildings on Staithe Road that are considered to positively contribute to the character of the conservation area (see Appendix 2). The other buildings on Bridge Street are all statutorily listed, as are a couple of buildings on Staithe Road. Buildings converted to flats and those that are neutral in terms of their impact on the conservation area have also been removed from the Article 4 area. It is proposed that the new Article 4 direction will remove permitted development rights covering the following works where fronting a relevant location:
- Enlargement, improvement or other alteration to elevations
 - Alterations to roofs
 - Construction of a porch
 - Provision of a building, enclosure or pool
 - Erection or alteration of a chimney
 - Alteration or demolition of a fence or boundary wall.
 - Painting of the exterior
- 3.3 The inclusion of works to install a satellite dish has been withdrawn from the Article 4 direction as few houses now have television delivered by satellite dishes. The removal of permitted development rights in relation to the installation of hardstanding to the front of properties has also been removed from the Article 4 direction, as most properties covered by the direction sit immediately on the street frontage and the Watermill already has areas of hardstanding.
- 3.4 The new Article 4 direction for the Ditchingham Dam Conservation Area removes a few properties at the southern end of Ditchingham Dam which are considered to be neutral

in terms of the contribution they make to the conservation area. However, the Article 4 direction area is also extended to the northern end of Ditchingham Dam, to cover more of the conservation area which was extended in 2013. The new area does not cover two properties that do not front the street and the garage which is a commercial building and already has different permitted development rights (see Appendix 3). It is proposed that the new Article 4 direction will remove permitted development rights covering the following works where fronting a relevant location:

- Enlargement, improvement or other alteration to elevations
- Alterations to roofs
- Construction of a porch
- Provision of a building, enclosure or pool
- Hard surfacing
- Erection or alteration of a chimney
- Alteration or demolition of a fence or boundary wall.
- Painting of the exterior

3.5 The inclusion of works to install a satellite dish has been withdrawn from the Article 4 direction as few houses now have television delivered by satellite dishes.

4. Consultation

4.1. A consultation period ran between 26 January and 9 March 2026. Information was [published on our website](#) and provided for the public at Bungay library. Property owners were sent a letter, guidance notes and copies of the notices. Site notices were displayed in both Article 4 areas and press notices were published. The Secretary of State, Suffolk County Council, Norfolk County Council, East Suffolk Council and South Norfolk Council as well as Bungay Town Council and Ditchingham Parish Council were all informed. A public drop-in session was held on the afternoon and evening of the 25 February in Bungay with officers from the Broads Authority and East Suffolk Council in attendance.

4.2. Questions were answered at the drop-in event but no consultation responses have been received.

5. Financial Implications

5.1. There are circumstances where the Local Planning Authority (LPA) may become liable to pay compensation when imposing a new Article 4 direction, when it does so without giving 12 months' notice to householders who would be affected.

5.2. This liability may arise if the LPA:

- Refuses planning permission for development which would have been permitted development if it were not for the Article 4 direction; or
- Grants planning permission subject to more limiting conditions than the GDPO would normally allow, as a result of the Article 4 direction being in place. This could only be for applications submitted within 12 months of the date of the Article 4 Direction coming into force and a claim can only be made in the 12 months after an application is determined. Compensation can be claimed for items such as abortive expenditure on preparatory work (for example professional fees) and the cost of complying with conditions that would not have been required had the Article 4 direction not been in place.

5.3 Officers judge this to present only a limited risk, as the majority of the properties covered by the new directions are already covered by an existing more onerous direction. There will be no additional restrictions in these areas. In Ditchingham Dam, there will be seven properties added to the area covered by the Article 4 Direction and there is therefore the potential for claims relating to these properties, although it is considered a low risk. On this basis, officers judge that there is no necessity to wait 12 months before confirmation of the Article 4 directions.

6. Risk Implications

- 6.1 Regulatory risk: there is no right of appeal against the making of an Article 4 direction. There could be an application for judicial review if it were thought that the LPA had not considered the merits of the Article 4 direction properly. This is considered to be low risk given the evidence on which the directions are based.
- 6.2 Reputational risk: The LPA has a duty to pay special attention to the preservation and enhancement of the character and appearance of conservation areas, as set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. If the Article 4 directions are confirmed they would support this duty.
- 6.3 Confirming the Article 4 Directions would also support the delivery of consistent planning and planning enforcement decisions, which would reduce the risk of reputational damage in the future.

7. Conclusion

- 7.1 Members are asked to consider the following three officer recommendations:
- To approve the making of an Article 4 direction to cancel the existing Bungay and Ditchingham Dam Article 4 direction; and
 - To approve the making of an Article 4 direction to remove the specified permitted development rights in a smaller part of Bungay Conservation Area than existing; and

- iii. To approve the making of an Article 4 direction to remove the specified permitted development rights in part of Ditchingham Dam Conservation Area, including an area not previously covered by an Article 4 direction.

Author: Kate Knights

Date of report: 16 March 2026

[Broads Plan](#) strategic objectives: D1 Record, protect and enhance local built and cultural features; D3 Maintain up-to-date conservation area designations, appraisals and management proposals and F4 Provide up-to-date planning policy, site specific allocations and planning guidance to support local community needs and ensure development happens within environmental limits.

Appendix 1 – [Bungay and Ditchingham Dam Article 4 Direction to cancel the existing direction](#)

Appendix 2 – [Article 4 Direction for Bungay Conservation Area to be confirmed](#)

Appendix 3 – [Article 4 Direction for Ditchingham Dam Conservation Area to be confirmed](#)

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) (ENGLAND) ORDER 2015**

Direction Made under Article 4(1)

BROADS AUTHORITY

**CANCELLED DIRECTION (No. 1) 2026:
BUNGAY CONSERVATION AREA DIRECTION 1998**

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)
ORDER 2015 (AS AMENDED)**

DIRECTION WITHOUT IMMEDIATE EFFECT

MADE UNDER ARTICLE 4(1)

CANCELLATION DIRECTION (No.1) 2026:

BUNGAY CONSERVATION AREA DIRECTION 1998

WHEREAS THE BROADS AUTHORITY (the “Authority”) being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), is satisfied that it is expedient that the Article 4(2) direction for Bungay Conservation Area 1998 (also covering part of Ditchingham Dam Conservation Area), (a copy of which is attached as Schedule 1 to this Direction) should be cancelled.

NOW THEREFORE the said Authority in pursuance of the power conferred on them by Article 4(1) AND Schedule 3, paragraphs (1) to (13) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, hereby direct that the Bungay Conservation Area Article 4 Direction 1998 made on 7 July 1998 is cancelled. The cancellation will come into force on 22 April 2026.

SCHEDULE 1

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

DIRECTION MADE UNDER ARTICLE 4(2) BUNGAY CONSERVATION AREA

WHEREAS the Broads Authority being the appropriate Local Planning Authority within the meaning of Article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995 are satisfied that it is expedient that development of the descriptions set out in the Schedule below should not be carried out within that part of the area of the Bungay conservation area as is shown edged red on the plan annexed hereto unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990 and (as appropriate) Part II of the Planning (Listed Building and Conservation Areas) Act 1990

NOW THEREFORE the said Authority in pursuance of the power conferred on it by Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 ("the Order") HEREBY DIRECT that the permission granted by Article 3 of the Order shall not apply to development of the descriptions set out in the Schedule below within the said part of the Bungay conservation area

SCHEDULE

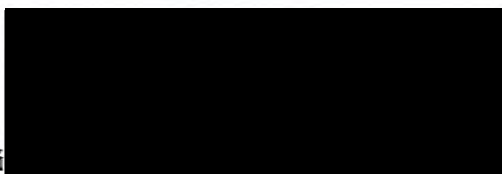
- (a) The enlargement, improvement or other alteration of a dwellinghouse, being development comprised within Class A of Part 1 of Schedule 2 to the Order, where any part of the enlargement, improvement or other alteration would front a relevant location (for the purposes of this Direction and in accordance with the provisions of article 4(6) of the Order the expression 'relevant location' (wherever it may appear) shall mean a highway, waterway or open space)

- (b) Any alteration to the roof of a dwellinghouse, being development comprised within Class C of Part 1 of Schedule 2 to the Order, where any such alteration would be to a roof slope which fronts a relevant location
- (c) The erection or construction of a porch outside any external door of a dwellinghouse, being development comprised within Class D of Part 1 of Schedule 2 to the Order, where the external door in question fronts a relevant location
- (d) The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure, being development comprised within Class E of Part 1 of Schedule 2 to the Order, where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained, improved or altered would front a relevant location
- (e) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such, being development comprised within Class F of Part 1 of Schedule 2 to the Order, where the hard surface would front a relevant location
- (f) The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse, being development comprised within Class H of Part 1 of Schedule 2 to the Order, where the part of the building or other structure on which the satellite antenna is to be installed, altered or replaced fronts a relevant location
- (g) The erection, alteration or removal of a chimney on a dwellinghouse or on a building within the curtilage of a dwellinghouse being development within Part 1 of Schedule 2 to the Order

- (h) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being development comprised within Class A of Part 2 to Schedule 2 of the Order, where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location
- (i) The painting of the exterior of any building or work, being development comprised within Class C of Part 2 of Schedule 2 to the Order, consisting of the painting of the exterior of any part, which fronts a relevant location of
- (a) a dwellinghouse; or
 - (b) any building or enclosure within the curtilage of a dwellinghouse
- (j) Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure where the gate, fence, wall or other means of enclosure is within the curtilage of a dwellinghouse and fronts a relevant location

THE COMMON SEAL of
THE BROADS AUTHORITY
was hereunto affixed in the
presence of:-

Solicitor



DATED this

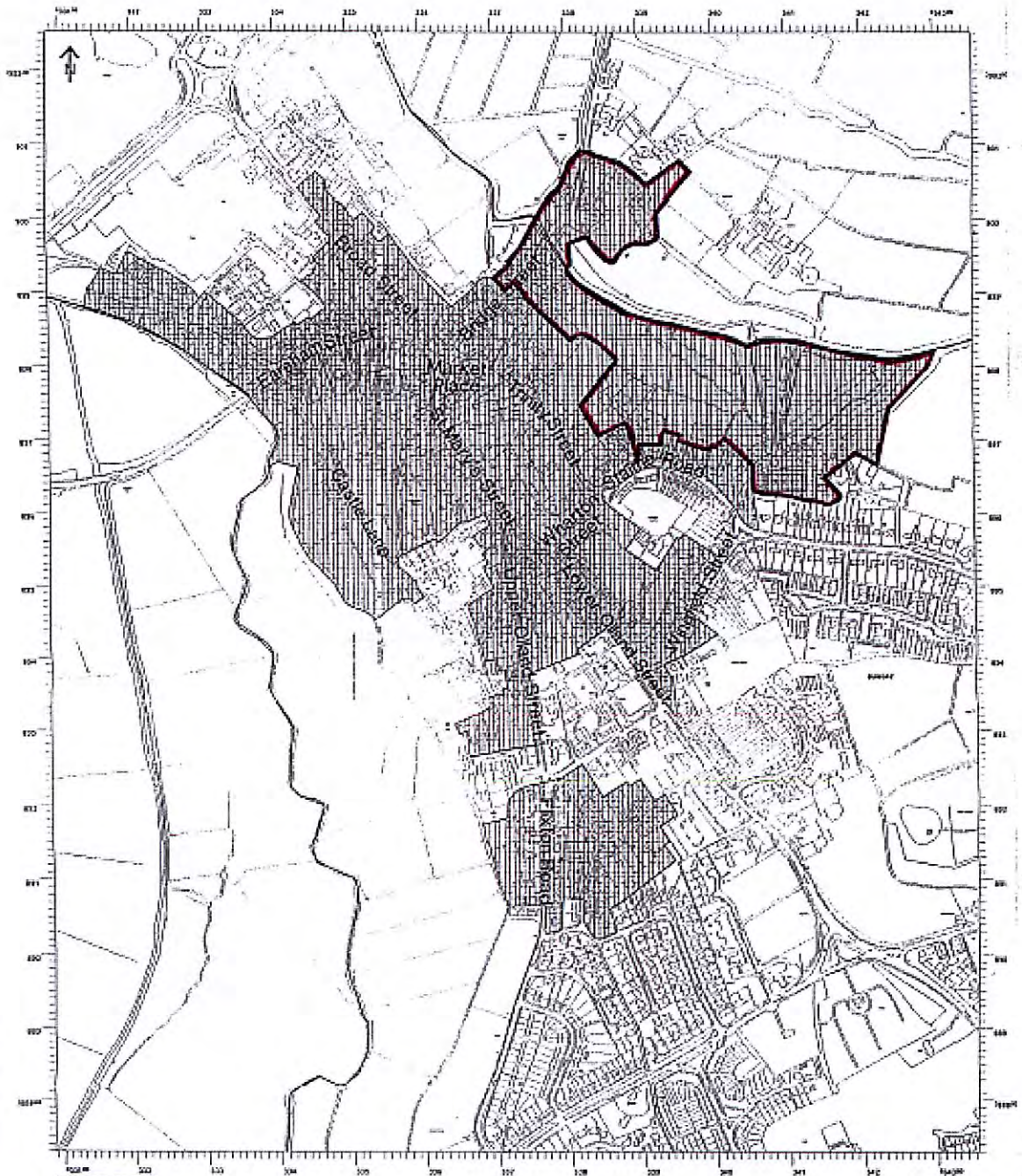
7th

day of

July

1998

BUNGAY CONSERVATION AREA: Nov. 1997



Legend
1:5000
Scale



Broads Authority

1:5000



SCHEDULE 2

Properties comprised in the land affected by this Direction:

29 Bridge Street, Bungay, Suffolk, NR35 1HD
31 Bridge Street, Bungay, Suffolk, NR35 1HD
Storyteller's Cottage, 33 Bridge Street, Bungay, Suffolk, NR35 1HD
Bridge House, 34 Bridge Street, Bungay, Suffolk, NR35 1HD
35A Bridge Street, Bungay, Suffolk, NR35 1HD
35 Bridge Street, Bungay, Suffolk, NR35 1HD
36 Bridge Street, Bungay, Suffolk, NR35 1HD
37 Bridge Street, Bungay, Suffolk, NR35 1HD
38 Bridge Street, Bungay, Suffolk, NR35 1HD
39 Bridge Street, Bungay, Suffolk, NR35 1HD
40 Bridge Street, Bungay, Suffolk, NR35 1HD
41A Bridge Street, Bungay, Suffolk, NR35 1HD
41B Bridge Street, Bungay, Suffolk, NR35 1HD
42 Bridge Street, Bungay, Suffolk, NR35 1HD
43 Bridge Street, Bungay, Suffolk, NR35 1HD
44 Bridge Street, Bungay, Suffolk, NR35 1HD
45 Bridge Street, Bungay, Suffolk, NR35 1HD
The Smokehouse, 48 Bridge Street, Bungay, Suffolk, NR35 1HD
The Hermitage, 50 Bridge Street, Bungay, Suffolk, NR35 1HD
47 Staithe Road, Bungay, Suffolk, NR35 1EU
49 Staithe Road, Bungay, Suffolk, NR35 1EU
51 Staithe Road, Bungay, Suffolk, NR35 1EU
53 Staithe Road, Bungay, Suffolk, NR35 1EU
Riverside, Staithe Road, Bungay, Suffolk, NR35 1EU
The Dell, Staithe Road, Bungay, Suffolk, NR35 1ET
1 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
2 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
3 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
4 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
5 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
6 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
7 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
8 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
9 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
10 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
11 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
12 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
13 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
14 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
15 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
16 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
17 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ

18 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
19 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
20 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
21 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
22 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
23 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
24 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
25 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
26 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
27 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
28 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
Meadow House, 30 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
Albion House, 31 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
32 The Maltings, Staithe Road, Bungay, Suffolk, NR35 1EJ
Bower House, 1 Trinity Gardens, Staithe Road, Bungay, Suffolk, NR35 1HH
2 Trinity Gardens, Staithe Road, Bungay, Suffolk, NR35 1HH
The Vicarage, 3 Trinity Gardens, Staithe Road, Bungay, Suffolk, NR35 1HH
2 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Granary House, Staithe Road, Bungay, Suffolk NR35 1EU
3 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Mill Reach, Staithe Road, Bungay, Suffolk, NR35 1EU
The Music House, 34 Bridge Street, Bungay, Suffolk, NR35 1HD
32A Bridge Street, Bungay, Suffolk, NR35 1HD
32B Bridge Street, Bungay, Suffolk, NR35 1HD
32C Bridge Street, Bungay, Suffolk, NR35 1HD
Lawn Meadow, Bridge Street, Bungay, Suffolk, NR35 1HD
The Riverside Centre, Staithe Road, Bungay, Suffolk, NR35 1BF
Place, 49A Staithe Road, Bungay, Suffolk, NR35 1EU
Bungay Town Council Office, The Riverside Centre, Staithe Road, Bungay, Suffolk, NR35 1BF
Canoe Club, The Riverside Centre, Staithe Road, Bungay, Suffolk, NR35 1BF
46 Bridge Street, Bungay, Suffolk, NR35 1HD
Millpool, Unit 1, Staithe Road, Bungay, Suffolk, NR35 1EU
4 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Millstream House, 5 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Sarah Brown Cards, 46 Bridge Street, Bungay, Suffolk, NR35 1HD
2 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
4 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
5 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Ivy Cottage, 6 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Glencoe, 7 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
8 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
9 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
10 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
12 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
14 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
16 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ

18 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
20 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
22 Ditchingham Dam, Ditchingham, Norfolk,, NR35 2JQ
18B Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Waveney Carriage House, 1 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
18A Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Falcon Cottage, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Waveney Lodge, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Waveney Lodge Annexe, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
3 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Flat At Waveney Lodge, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Annexe At Waveney Carriage House 1 Ditchingham Dam Ditchingham Norfolk NR35 2JQ
Falcon Barn, Falcon Lane, Ditchingham, Norfolk, NR35 2JG

THIS DIRECTION is made under Article 4(1) of said Order and, in accordance with paragraph 1(4)(e) of Schedule 3 to the Order, shall come into force on 22 April 2026.

MADE under the Common Seal of the Broads Authority

This 16th day of January 2026

The Common Seal of the Authority was hereto affixed to this Direction in the presence of

.....
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
2. **CONFIRMED** under the Common Seal of the Broads Authority

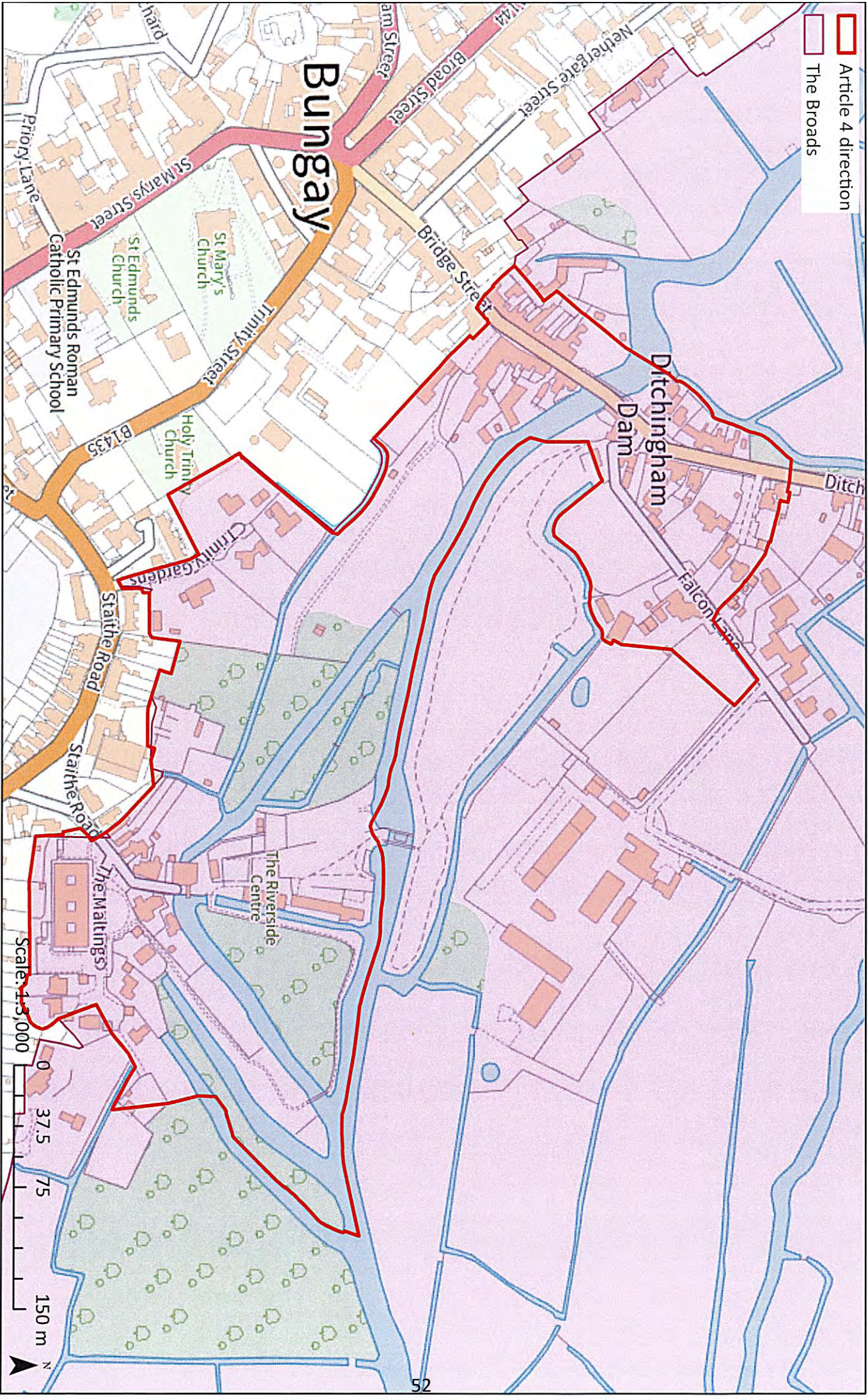
This

The Common Seal of the Authority was hereto affixed to this Direction in the presence of

.....
 Authorised Signatory

Bungay Conservation Area Article 4 (also covering part of Ditchingham Dam Conservation Area) - To be cancelled

-  Article 4 direction
-  The Broads



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**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) (ENGLAND) ORDER 2015**

Direction Made under Article 4(1)

BROADS AUTHORITY

**BUNGAY CONSERVATION AREA DIRECTION (No. 1)
BRIDGE STREET AND STAITHE ROAD
AMENDED AREA 2026**

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)
ORDER 2015 (AS AMENDED)**

DIRECTION WITHOUT IMMEDIATE EFFECT

MADE UNDER ARTICLE 4(1)

BUNGAY CONSERVATION AREA DIRECTION (No. 1) Bridge Street and Staithe Road 2026

WHEREAS THE BROADS AUTHORITY (the “Authority”) being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), is satisfied that it is expedient that development of the descriptions set out in Schedule 1 below should not be carried out on the land shown edged in solid red lines on the attached plan (“the Land”), unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

NOW THEREFORE the said Authority in pursuance of the power conferred on them by Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the “Order”), hereby direct that:

1. The permission granted by Article 3 of the said Order shall not apply to development on the Land of the descriptions set out in Schedule 2 below.
2. For the purposes of this Direction the expression ‘relevant location’ (whenever it appears) shall mean a highway, waterway or open space.

SCHEDULE 1

Categories of permitted development which are restricted under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 upon confirmation of this Direction.

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being the development comprised of Class A of Part 1 of Schedule 2 of the Order where any part of the enlargement, improvement or other alterations would front a relevant location.
- (b) The enlargement or alteration of a dwellinghouse consisting of an addition or alteration to its roof, being the development comprised of Class B and Class C of Part 1 of Schedule 2 of the Order where any such alteration would be to a roof slope which fronts a relevant location.

- (c) The erection or construction of a porch outside any external door of a dwellinghouse, being the development comprised within Class D of Part 1 of Schedule 2 of the Order where any such alteration would front a relevant location.
- (d) The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas, being the development comprised within Class E of part 1 of Schedule 2 of the Order, where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained, improved or altered would front a relevant location.
- (e) The installation, alteration or replacement of a chimney, flue or soil and vent pipe to a dwellinghouse, being the development comprised within Class G of part 1 of Schedule 2 of the Order where any such alteration would be to a wall or roof slope which fronts a relevant location.
- (f) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being the development comprised within Class A of Part 2 of Schedule 2 of the Order where the erection, construction, maintenance improvement or alteration of a gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location.
- (g) The painting of the exterior of any building or work, being the development comprised within Class C of Part 2 of Schedule 2 of the Order, where the painting would front a relevant location.

SCHEDULE 2

Properties comprised in the land affected by this Direction:

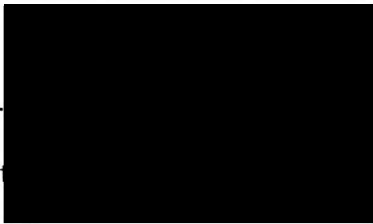
36 Bridge Street, Bungay, Suffolk, NR35 1HD
38 Bridge Street, Bungay, Suffolk, NR35 1HD
The Miller's Cottage, 47 Staithe Road, Bungay, Suffolk, NR35 1EU
Heron House, 49 Staithe Road, Bungay, Suffolk, NR35 1EU
Place, 49a Staithe Road, Bungay, Suffolk, NR35 1EU
1 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
2 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
3 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
4 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU
Millstream House, 5 The Watermill, Staithe Road, Bungay, Suffolk, NR35 1EU

THIS DIRECTION is made under Article 4(1) of said Order and, in accordance with paragraph 1(4)(e) of Schedule 3 to the Order, shall come into force on 22 April 2026.

1. **MADE** under the Common Seal of the Broads Authority

This 16th day of January 2026

The Common Seal of the Authority was hereto affixed to this Direction in the presence of



Aut



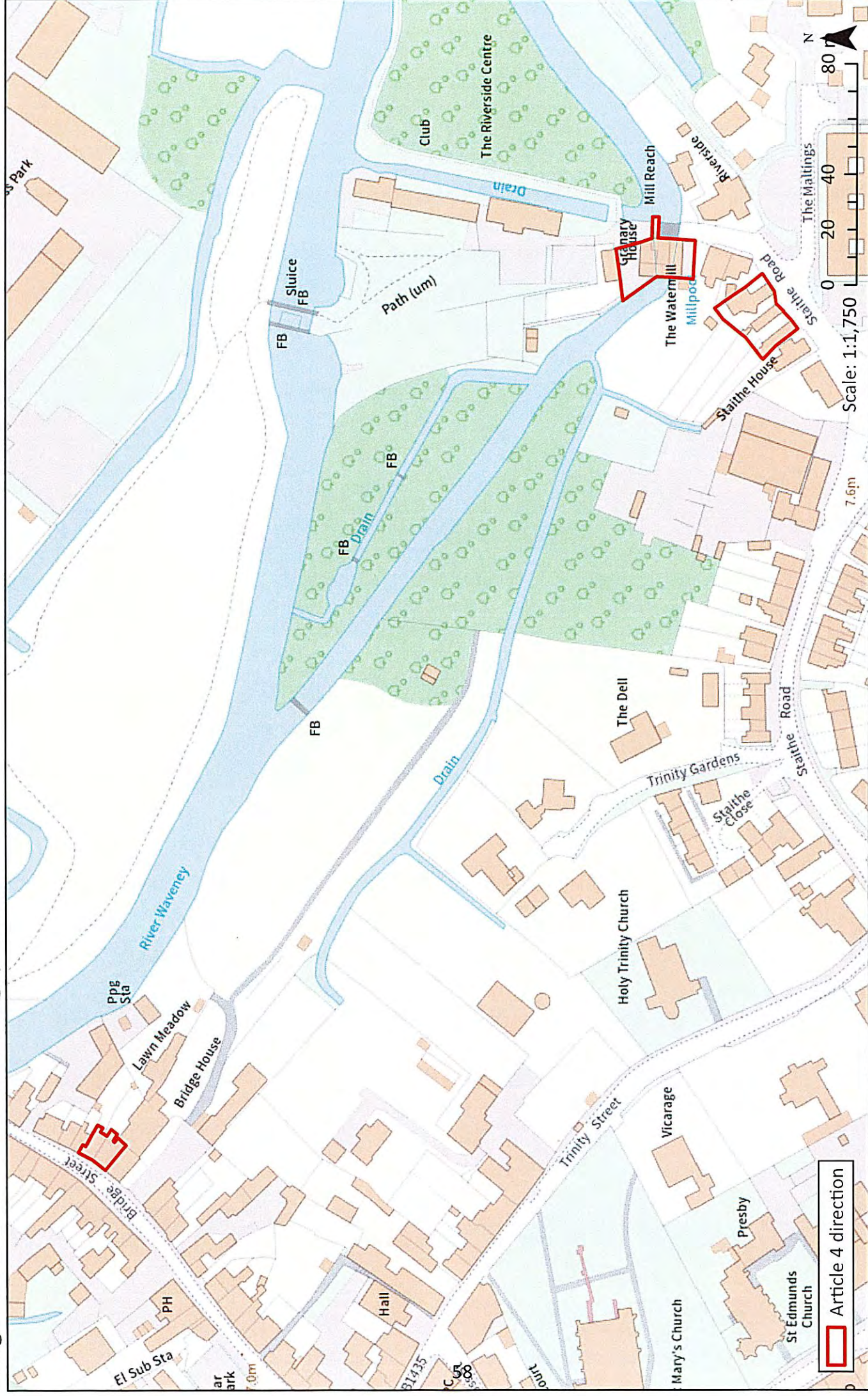
2. **CONFIRMED** under the Common Seal of the Broads Authority

This

The Common Seal of the Authority was hereto affixed to this Direction in the presence of

.....
Authorised Signatory

Bridge Street and Staithe Road Bungay Article 4



Article 4 direction

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**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) (ENGLAND) ORDER 2015**

Direction Made under Article 4(1)

BROADS AUTHORITY

**DITCHINGHAM DAM CONSERVATION AREA DIRECTION (No. 1)
2026**

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)
ORDER 2015 (AS AMENDED)**

DIRECTION WITHOUT IMMEDIATE EFFECT

MADE UNDER ARTICLE 4(1)

DITCHINGHAM DAM CONSERVATION AREA DIRECTION (No. 1) 2026

WHEREAS THE BROADS AUTHORITY (the “Authority”) being the appropriate local planning authority within the meaning of Article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), is satisfied that it is expedient that development of the descriptions set out in Schedule 1 below should not be carried out on the land shown edged in solid red lines on the attached plan (“the Land”), unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

NOW THEREFORE the said Authority in pursuance of the power conferred on them by Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (the “Order”), hereby direct that:

1. The permission granted by Article 3 of the said Order shall not apply to development on the Land of the descriptions set out in Schedule 2 below.
2. For the purposes of this Direction the expression ‘relevant location’ (whenever it appears) shall mean a highway, waterway or open space.

SCHEDULE 1

Categories of permitted development which are restricted under Article 4(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 upon confirmation of this Direction.

- (a) The enlargement, improvement or other alteration of a dwellinghouse, being the development comprised of Class A of Part 1 of Schedule 2 of the Order where any part of the enlargement, improvement or other alterations would front a relevant location.
- (b) The enlargement or alteration of a dwellinghouse consisting of an addition or alteration to its roof, being the development comprised of Class B and Class C of Part 1 of Schedule 2 of the Order where any such alteration would be to a roof slope which fronts a relevant location.

- (c) The erection or construction of a porch outside any external door of a dwellinghouse, being the development comprised within Class D of Part 1 of Schedule 2 of the Order where any such alteration would front a relevant location.
- (d) The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas, being the development comprised within Class E of part 1 of Schedule 2 of the Order, where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained, improved or altered would front a relevant location.
- (e) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or the replacement in whole or in part of such a surface, being the development comprised within Class F of Part 1 of Schedule 2 of the Order where the development would front a relevant location.
- (f) The installation, alteration or replacement of a chimney, flue or soil and vent pipe to a dwellinghouse, being the development comprised within Class G of part 1 of Schedule 2 of the Order where any such alteration would be to a wall or roof slope which fronts a relevant location.
- (g) The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure, being the development comprised within Class A of Part 2 of Schedule 2 of the Order where the erection, construction, maintenance improvement or alteration of a gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location.
- (h) The painting of the exterior of any building or work, being the development comprised within Class C of Part 2 of Schedule 2 of the Order, where the painting would front a relevant location.

SCHEDULE 2

Properties comprised in the land affected by this Direction:

2 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ

4 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ

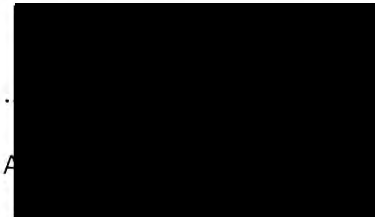
Ivy Cottage, 6 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Glencoe, 7 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
8 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
9 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
10 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
12 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
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36 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
38 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
40 Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
18B Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
18A Ditchingham Dam, Ditchingham, Norfolk, NR35 2JQ
Falcon Cottage, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Waveney Lodge, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Waveney Lodge Annexe, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Flat At Waveney Lodge, Falcon Lane, Ditchingham, Norfolk, NR35 2JG
Falcon Barn, Falcon Lane, Ditchingham, Norfolk, NR35 2JG

THIS DIRECTION is made under Article 4(1) of said Order and, in accordance with paragraph 1(4)(e) of Schedule 3 to the Order, shall come into force on 22 April 2026.

1. **MADE** under the Common Seal of the Broads Authority

This 16th day of January 2026

The Common Seal of the Authority was hereto affixed to this Direction in the presence of



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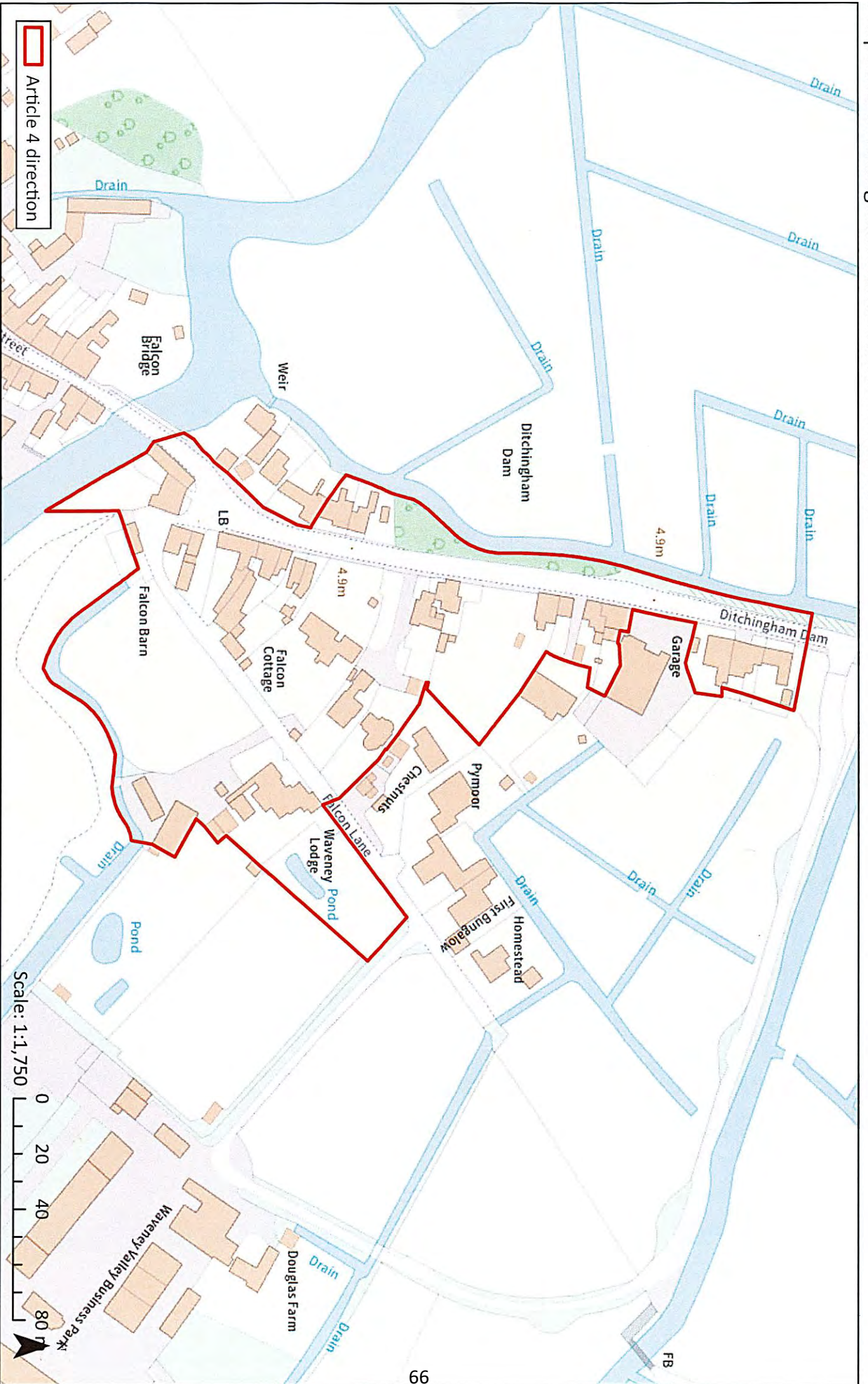
BA 1801 (P)

2. **CONFIRMED** under the Common Seal of the Broads Authority

This

The Common Seal of the Authority was hereto
affixed to this Direction in the presence of

.....
Authorised Signatory



Planning Committee

10 April 2026

Agenda item number 10

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/2022/0007/UNAUP2 BA/2025/0001/ENF APP/E9505/F/25/3361103	Mr Richard Howlett	Appeal start date 19 March 2025 Written reps PINS confirmed no case officers available 25 November 2025	Holly Lodge Church Loke, Coltishall, Norwich	Appeal against Listed building enforcement notice - Installation of UPVC windows	Committee Decision 2 February 2024

Application reference Appeal reference PINS reference	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2025/0158/FUL	Norfolk Wildlife Trust	Appeal start date 2 January 2026 17 March 2026. Final statements submitted by both parties.	Pleasure Boat Inn Staithe Road Hickling Norfolk NR12 0YW	Replace 440m of timber quay-heading with interlocking plastic piling & timber capping	Delegated decision 17 September 2025

Author: Steve Kenny

Date of report: 17 March 2026

Background papers: BA appeal and application files

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

Parish	Application	Site	Applicant	Proposal	Decision
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
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
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