

Planning Committee

13 February 2026

Agenda item number 13

Decisions made by officers under delegated powers

Report by Development Manager

Summary

This report sets out the delegated decisions made by officers on planning applications from 05 January 2026 to 30 January 2026 and Tree Preservation Orders confirmed within this period.

Recommendation

To note the report.

Parish	Application	Site	Applicant	Proposal	Decision
Barton Turf And Irstead Parish Council	BA/2025/0354/COND	Turf Fen Windpump Irstead Street Irstead Norfolk NR29 5PH	Mr Amanda Rix	Amended schedule of works and proposed sail details, variations of condition 2 of permission BA/2023/0469/FUL	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Barton Turf And Irstead Parish Council	BA/2025/0360/COND	Turf Fen Windpump Irstead Street Irstead Norfolk	Mrs Amanda Rix	Amended schedule of works and proposed sail details, variations of condition 2 of permission BA/2023/0470/LBC	Approve Subject to Conditions
Barton Turf And Irstead Parish Council	BA/2025/0399/APPCON	Kingfishers Hall Road Barton Turf Norfolk NR12 8AR	Mr & Mrs Robert & Anne Mitchell	Details of Condition 4: site investigations including boreholes to determine whether peat is present of permission BA/2025/0221/HOUSEH	Approve
Beccles Town Council	BA/2025/0361/FUL	Morrisons George Westwood Way Beccles Suffolk NR34 9EJ	W.M Morrisons	A new 180mm diameter gas pipework has been installed below ground to serve superstore. The pipe rises to high level to the rear of the superstore and enters the plantroom through the existing louvre. (Retrospective)	Approve Subject to Conditions
Brundall Parish Council	BA/2025/0280/FUL	61 Riverside Estate Brundall Norwich Norfolk NR13 5PU	Mr Martin Reynolds	Replacement holiday cabin with new terrace/veranda	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Horning Parish Council	BA/2025/0328/HOUSEH	Little Chart 96 Lower Street Horning Norfolk NR12 8PF	Mrs Sarah-Jane Neville	Oak clad double cartshed. Vehicular access gates realignment.	Approve Subject to Conditions
Horning Parish Council	BA/2025/0326/FUL	Percival Moorings Ferry Road Horning Norfolk NR12 8PS	Percival Moorings	The siting of a single person use toilet cubical for staff and customers of Percival Moorings Retrospective	Approve Subject to Conditions
Horning Parish Council	BA/2025/0329/FUL	Bureside Estate, Plot 20A Crabbetts Marsh Horning Norfolk NR12 8JP	Mr Tim Betts	Replacement houseboat previously located on the site for holiday use	Approve Subject to Conditions
Hoveton Parish Council	BA/2025/0270/FUL	Halberry Horning Road Hoveton Norfolk NR12 8JW	Mr James Gunn	Replacement of 33m timber quayheading with galvanised steel piling, timber waling, recycled plastic capping. Install additional 5m of new galvanised steel piling, timber waling, recycled plastic capping. New recycled plastic boardwalk and replacement foot bridge.	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Hoveton Parish Council	BA/2025/0348/HOUSEH	Burwood House Horning Road Hoveton Norfolk NR12 8JW	Mr & Mrs John Atkins	Extensions and alterations to modernise dwelling and create supported annexe accommodation	Approve Subject to Conditions
Ludham Parish Council	BA/2025/0346/HOUSEH	Holm-Mere Staithe Road Ludham Norfolk NR29 5NP	Mr and Mrs D Grainger	Replace existing garage with larger garage & workshop	Approve Subject to Conditions
Oulton Broad Parish Council	BA/2025/0343/HOUSEH	Pegaso 17 Pegasus Mews Caldecott Road Lowestoft Suffolk NR32 3PH	Mr Stephen Paul Jones	Erection of shed & greenhouse [retrospective]	Approve Subject to Conditions
Thorpe St Andrew Town Council	BA/2025/0293/FUL	30, 32 And 34A Yarmouth Road Thorpe St Andrew Norwich Norfolk NR7 0EF	Mr James Hupton	1. Change of use of office space to residential at No. 34a 2. Enlarge 2 x existing rear dormers at No. 30 & insert new rear dormer to second floor at No. 32 (rear) 3. Insert new rear window to lower ground floor at No.30 (rear)	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Trowse With Newton Parish Council	BA/2025/0317/FUL	Whitlingham Great Broad Whitlingham Country Park Whitlingham Lane Trowse Norfolk NR14 8TR	Mr Graeme Hewitt	Proposed construction of wetland habitat scrapes for ecological benefit, and construction of boardwalk through Rough Marsh Plantation, together with associated works.	Approve Subject to Conditions
Wroxham Parish Council	BA/2025/0379/HOUSEH	Heronby Beech Road Wroxham Norwich Norfolk NR12 8TP	Mr & Mrs Pearson	Proposed boat house	Approve Subject to Conditions

Tree Preservation Orders confirmed by officers under delegated powers

Parish	Address	Reference number	Description
N/A	N/A	N/A	N/A

Author: Steve Kenny

Date of report: 2 February 2026