

Planning Committee

16 January 2026

Agenda item number 13

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/2024/0032/CLEUD BA/2024/0001/REF APP/E9505/X/24/3350415	Mr John Atkins	Appeal start date 26 November 2024 PINS confirmed no case officers available 25 November 2025	Driftwood, 104 Lower Street, Horning, Norfolk	Lawful Development Certificate for 10 years use as holiday accommodation	Delegated decision 8 May 2024 LPA Statement submitted

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
BA/2025/0045/HOUSEH BA/2025/0002/HHAPP APP/E9505/D/25/3370099	Mr Rod Powney	Appeal start date 18 August 2025	The Boat House Plot K, Bureside Estate Crabbetts Marsh	Replace 25m of timber quay-heading with multi lock plastic piling. Replace existing walkway decking with redwood treated timber. Install 10no. 89r screw piles to a depth of approx. 15m.	Delegated decision 9 April 2025 Fast track appeal so no LPA Statement required Appeal allowed 28 November 2025
BA/2025/0158/FUL	Norfolk Wildlife Trust	Appeal start date 2 January 2026	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

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Date of report: 6 January 2026

Background papers: BA appeal and application files