

Planning Committee

16 January 2026

Agenda item number 14

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 24 November 2025 to 02 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/2025/0351/APPCON	Turf Fen Windpump Irstead Street Irstead Norfolk NR29 5PH	Mrs Amanda Rix	Details of Condition 5: biosecurity plan of permission BA/2023/0469/FUL	Approve

Parish	Application	Site	Applicant	Proposal	Decision
Beccles Town Council	BA/2025/0263/FUL	Morrisons George Westwood Way Beccles Suffolk NR34 9EJ	Motor Fuel Group Ltd	Erection of a drive-to food-to-go unit (Class E and Sui Generis), installation of electric vehicle charging facilities and associated works.	Approve Subject to Conditions
Coltishall Parish Council	BA/2025/0312/HOUSEH	Burebank House 4 Anchor Street Coltishall Norwich Norfolk NR12 7AQ	Mr Robyn Palmer	Extend river garden patio with handrail and glass balustrade, new rear gates and new fencing.	Approve Subject to Conditions
Ellingham And Kirby Cane PC	BA/2025/0391/TEL	Ellingham Grain Ltd Geldeston Road Ellingham Nr Suffolk Bungay NR35 2ER	Cornerstone	Removal of the existing 20m monopole with a headframe, 3 no. existing antennas and 1 no. equipment cabinet, and installation of a 19m high monopole with a new headframe on the top (top height 22.5m), 3 no. antennas, 3 no. transmission dishes, 1 no. equipment cabinet and ancillary development thereto.	Prior Approval not Required

Parish	Application	Site	Applicant	Proposal	Decision
Freethorpe Parish Council	BA/2025/0300/LBC	Thatched Farm Church Road Wickhampton Norfolk NR13 3PB	Ms Jane Greenhow	Replace 11 softwood windows with hardwood	Approve Subject to Conditions
Haddiscoe PC	BA/2025/0283/CLEUD	The Bungalow Long Acre Farm Station Road Haddiscoe Norfolk NR31 9JA	Mr Fred Squires	Lawful Development Certificate for use as dwellinghouse within Use Class C3 (and not subject to any planning conditions restricting occupancy) for more than 10 years	CLUED Issued
Hickling Parish Council	BA/2025/0031/FUL	Smea Meadows The Smea Hickling Norfolk NR12 0YL	Mrs Susan Allen	Change of use to incorporate the storage of sailing boats and ancillary items connected to their use. Retrospective.	Approve Subject to Conditions
Hickling Parish Council	BA/2025/0268/FUL	Whiteslea Lodge Stubb Road Hickling Norfolk NR12 0BP	Mr Kyle Jennings	Installation of 15m of plastic piling to extend flood defence	Approve Subject to Conditions
Hickling Parish Council	BA/2025/0308/LBC	Whiteslea Lodge Stubb Road Hickling Norfolk NR12 0BP	Mr Kyle Jennings	Installation of 15m of plastic piling to extend flood defence	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Mettingham Parish Council	BA/2025/0325/APPCON	Mettingham House Beccles Road Mettingham Suffolk NR35 1TW	Mr & Mrs Schofield	Part discharge of Condition 4: a) new internal and external materials, b) large scale joinery sections and treatment, and c) material and treatment of bargeboards, soffits, fascias and rainwater goods of permission BA/2024/0248/LBC	Approve
Oulton Broad Parish Council	BA/2025/0132/FUL	Broadlands Residential Home Borrow Road Lowestoft Suffolk NR32 3PW	Gary Whiteman	Proposed installation of solar PV	Approve Subject to Conditions
Oulton Broad Parish Council	BA/2025/0316/FUL	Vernette Borrow Road Lowestoft Suffolk NR32 3PW	Mr & Mrs Mark Webster	Separate the Coach House from the main dwelling to provide a dwelling with parking	Approve Subject to Conditions
South Walsham Parish Council	BA/2025/0206/FUL	Bondons Moorings No 2 10 Fleet Lane South Walsham Norwich Norfolk NR13 6ED	Mr Matthew Thwaites	Replacement of existing timber quayheading with steel piling and timber capping and double waling board	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Thorpe St Andrew Town Council	BA/2025/0314/LBC	12 Manor House Yarmouth Road Thorpe St Andrew Norfolk NR7 0EF	Mr Jeremy Clarke	Rebuild brick driveway piers. New timber gate.	Approve Subject to Conditions
Woodbastwick Parish Council	BA/2024/0355/HOUSEH	The Old House Broad Road Ranworth Norfolk NR13 6HS	Mr And Mrs Cator	Demolition of extensions, and Erection of 1 and 2 storey extensions. Internal reconfiguration inc. removal of 1 C20th staircase and alteration to 1 staircase.	Approve Subject to Conditions
Woodbastwick Parish Council	BA/2024/0356/LBC	The Old House Broad Road Ranworth Norfolk NR13 6HS	Mr and Mrs Cator	Demolition of extensions, and Erection of 1 and 2 storey extensions. Internal reconfiguration inc. removal of 1 C20th staircase and alteration to 1 staircase.	Approve Subject to Conditions

Tree Preservation Orders confirmed by officers under delegated powers

Parish	Address	Reference number	Description
N/A			

Author: Steve Kenny

Date of report: 5 January 2026