

Planning Committee

8 May 2026

Agenda item number 11

Decisions on Appeals by the Secretary of State between 1 April 2025 and 31 March 2026 and monthly update

Report by Development Manager

Summary

This report sets out the decisions on appeals made by the Secretary of State between 1 April 2025 and 31 March 2026.

There were 10 appeal decisions by the Secretary of State; 2 against the service of an enforcement notice, 6 against refusal of planning permission, 1 against the granting of a TPO, 1 against the refusal of a CLEUD. 7 have been dismissed, 3 allowed. 8 of these had been delegated decisions, the other 2 being decisions by the Committee.

This report also provides the monthly update on appeals in the process lodged since March 2025 for which decisions have either not yet been received or have been received since last month's update.

There are 3 appeals for which decisions are awaited.

Recommendation

To note the report.

1. Appeals Completed

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2023/0002/ENF BA/2023/0003/ENF BA/2023/0004/UNAUP2 APP/E9505/C/23/3322890 and APP/E9505/C/23/3322949	Jeanette Southgate and Mr R Hollocks	27 and 29 June 2023	Berney Arms Inn	Appeal against enforcement notice - occupation of caravan	Committee decision DISMISSED 22 April 2025
BA/2024/0212/FUL BA/2025/0001/REF APP/E9505/W/25/3359289	Mrs Kate Gabriel	6 February 2025	Manor Gates Garden, Staithe Road, Ludham, Norfolk	Boat cover over existing mooring cut (retrospective)	Delegated decision DISMISSED 23 April 2025
BA/2024/0091/HOUSEH BA/2024/0003/HHAPP APP/E9505/D/24/3349349	Mr P Albon	10 September 2024	Hill Crest, The Hill, Shipmeadow	Horizontal cladding attached to exterior wall surfaces of dwelling (retrospective)	Delegated decision ALLOWED 1 May 2025
BA/2024/0092/FUL BA/2024/0002/REF APP/E9505/W/24/3353862	Mr P Albon	30 October 2024	Hill Crest, The Hill, Shipmeadow	Erection of storage barn (retrospective)	Delegated decision DISMISSED 1 May 2025
BA/2024/0427/FUL BA/2025/0002/REF APP/E9505/W/3362363	Mrs Angela Robinson	28 March 2025	Riversdale House, Barton Turf	Appeal against refusal - Replace 110m Quay Heading	Delegated decision DISMISSED 30 June 2025

Application reference number	Applicant	Start date of appeal	Location	Nature of appeal/ description of development	Decision and dates
BA/2024/0436/HOUSEH BA/2025/0001/HHAPP APP/E9505/W/25/3363918	Mr Keith Thomas	2 May 2025	7 North West Riverbank, Potter Heigham	Open structure pavilion/boathouse over mooring - Retrospective	Delegated decision DISMISSED 29 July 2025
BA/2023/0291/TPOA BA/2023/0002/REF APP/TPO/E9505/9846	Mr J Calver	2 July 2024	River Green Yarmouth Road Thorpe St Andrew	Appeal against refusal to grant permission for works to TPO tree: T1: Horse Chestnut - Reduce primary stems by approximately 6m & reduce limb at 5.5m.	Delegated decision ALLOWED 11 November 2025
BA/2025/0045/HOUSEH BA/2025/0002/HHAPP APP/E9505/D/25/3370099	Mr Rod Powney	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 ALLOWED 28 November 2025

Application reference number	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	26 November 2024	Driftwood, 104 Lower Street, Horning, Norfolk	Lawful Development Certificate for 10 years use as holiday accommodation	Delegated decision DISMISSED 9 December 2025

2. Appeals Outstanding

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 BA/2025/0003/REF PINS - 6002003	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 Appeal Allowed 24 April 2026
BA/2025/0313/HOUSEH BA/2026/0001/REF PINS - 6006235	Mr Jeremy Clarke	Appeal Start Date 19 March 2026	12 Manor House Yarmouth Road Thorpe St Andrew	Rebuild brick driveway piers. New timber gate.	Committee decision 16 January 2026

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Background papers: BA appeal and application files