

Planning Committee

Minutes of the meeting held on 10 April 2026

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Present

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

In attendance

Jason Brewster – Governance Officer, Callum Sculfor – Assistant Planning Officer (item 7.1), Ruth Sainsbury – Head of Planning, Adrian Stevens – Maintenance Team Manager (item 7.1) 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.

Apologies were received from Martyn Hooton and Gurpreet Padda.

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 13 February 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.

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

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

Applicant: Broads Authority

The Assistant Planning Officer (APO) provided a detailed presentation of the application for the installation of a modular pontoon measuring 20 metres in length and 2m in width to provide additional mooring facilities. The site was located to the north of the River Waveney, in between Castle Marshes, and Barnby Broad and Marshes, adjacent to the Suffolk Wildlife Trust Castle Marshes Nature Reserve within the Barnby Broad and Marshes Site of Special Scientific Interest, which was included within the Broads Special Area of Conservation, the Broads Special Protection Area and Broads Ramsar site.

The presentation included location maps, a site plan, an aerial photograph of the site, various photographs of the site and its surrounds, diagrams of the proposed elevations and sections, a plan diagram and the site plan relative to the width of the navigation.

The Authority's Landscape Architect had raised concerns in relation to the visual impact and the special qualities of the area. While the pontoon would be visible and would introduce some change to the existing character of the site, it was considered that the impact was limited and when balanced against the public benefits of the scheme, the proposal was acceptable.

The Authority's Ecologist had raised no objections subject to conditions related to protected species and compliance of environmental procedures. A Habitat Regulations Assessment had been undertaken which concluded that no further habitat or species surveys were required.

In assessing the application, the APO addressed the key issues of the principle of development; the impact on the landscape, neighbouring amenity, design, ecology, Biodiversity Net Gain, navigation and Dark Skies.

The APO concluded that the proposal would introduce a modest engineered feature into the open riverside setting, with some impact on the tranquillity of the area which had been limited by the scale, design and siting of the development. This impact was outweighed by the

public benefits of the development, particularly improvements to the visitor mooring network and access to the Broads, including Castle Marshes Nature Reserve and the Angles Way footpath. Approval was therefore recommended, subject to the conditions set out in section 8.1 of the report.

In response to questions the Maintenance Team Manager (MTM), as the applicant, confirmed that all pontoons within the Broads navigation had a battery powered beacon light, that the 24 hour mooring restriction would be enforced by the Rangers as per existing moorings, that the supplier had factored in the location's historic minimum and maximum tidal range for this installation and that the supplier had provided previous pontoons within the Broads.

Members questioned whether the size of pontoon was sufficient given the larger craft on the Broads and were concerned by the increased risk of overflow moorings at this location. The APO responded that the size of the pontoon reflected the balance between being fit for purpose and limiting its landscape impact; an increase in size could result in an unacceptable landscape impact, which could outweigh the public benefit.

A Member asked whether additional mooring cleats could be provided at each bankside corner of the pontoon to help secure craft when they overlapped the pontoon. This was noted by the MTM.

A Member was concerned that this remote location could encourage anti-social behaviour overnight when no-one would be present to challenge it. Other Members disagreed believing the people who were to liable to behave in this manner would not travel to a remote location to do so. The Head of Planning reminded Members that the planning system was not intended to address possible noisy or anti-social behaviour and that the potential for this type of behaviour was not unique to this location or form of development.

Members noted the need to balance the Authority's obligations to conserve the Broads while improving public access and enjoyment. Members supported the improvement to the mooring network resulting from this development.

Harry Blathwayt proposed, Leslie Mogford 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 details**
- **No additional external lighting**

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. Bungay and Ditchingham Dam Article 4 Directions – Confirmation

In the absence of the Heritage and Design Manager the Head of Planning (HoP) introduced the report, which sought the cancellation of the Authority's existing Article 4 Direction (A4D) covering parts of both Bungay and Ditchingham Dam Conservation Areas, the confirmation of a new A4D covering a smaller area of Bungay Conservation Area and fewer development classes and the confirmation of a new A4D covering a revised area of Ditchingham Dam Conservation Area and fewer development classes.

An A4D provided a mechanism for restricting permitted development rights on residential properties in the context of particular sites and/or areas and, in the context of a conservation area, could be used to restrict works that may otherwise be detrimental to the amenity of an area. An A4D excluded commercial properties and listed buildings which were covered by their own discrete permitted development rights. The Authority proposed to reduce the area covered by the new A4Ds, in accordance with Government guidance, to those properties that contributed positively to the character and appearance of the conservation areas but were not protected by statutory listing. The new A4D relating to the Bungay Conservation Area included two non-listed residential buildings on the Broads Authority's part of Bridge Street and some residential buildings on Staithe Road. The new A4D relating to the Ditchingham Dam Conservation Area had removed a number of properties at the southern end of Ditchingham Dam and extended further north to include two clusters of properties on the eastern side of Ditchingham Dam (separated by a commercial property which had been excluded). Maps were shown of the areas associated with the cancelled A4D, the new Bungay Conservation Area A4D and the new A4D for the Ditchingham Dam Conservation Area.

A review of restrictions associated with the A4Ds had resulted in a number of revisions: In the context of the Bungay Conservation Area A4D certain permitted development rights had been removed where fronting a relevant location plus the removal of both a restriction relating to the installation of satellite dishes and permitted development rights in relation to the installation of hardstanding to the front of properties. For the Ditchingham Dam Conservation Area, certain permitted development rights had been removed where fronting a relevant location plus the removal of a restriction relating to the installation of satellite dishes.

Since the revised Bungay and Ditchingham Dam A4Ds were previously discussed at the Planning Committee meeting on 16 January 2026, a public consultation on the cancelled and new A4Ds had been conducted in conjunction with the equivalent revised A4Ds produced by East Suffolk Council. No representations had been received although questions had been answered during the consultation's drop-in event.

The HoP explained that having made the three A4Ds at January's Planning Committee and following the completion of the consultation the recommendation was to confirm all three A4Ds.

James Reeder proposed, Andrée Gee seconded

It was resolved unanimously to:

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

10. Appeals to the Secretary of State

The Committee received a schedule of appeals to the Secretary of State since the last meeting.

11. Decisions made by officers under delegated powers

The Committee received a schedule of decisions made by officers under delegated powers from 2 February 2026 to 24 March 2026 and any Tree Preservation Orders confirmed within this period.

12. Other items of business

There were no other items of business.

13. Date of next meeting

The next meeting of the Planning Committee would be on Friday 8 May 2026 at 10:00am at The King's Centre, 63-75 King Street, Norwich.

The meeting ended at 10:44am.

Signed by

Chair

Appendix 1 – Declaration of interests Planning Committee, 10 April 2026

Member	Agenda/minute	Nature of interest
Tim Jickells on behalf of all Members	7.1	Applicant is the Broads Authority
Harry Blathwayt	7.1	Broads Authority representative on the Broads Local Access Forum - other registerable interest

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