

Planning Committee

Agenda 8 May 2026

10.00am

The King's Centre, 63-75 King Street, Norwich, NR1 1PH

John Packman, Chief Executive – Thursday 30 April 2026

Under the Openness of Local Government Bodies Regulations (2014), filming, photographing and making an audio recording of public meetings is permitted. These activities however, must not disrupt the meeting. Further details can be found on the [Filming, photography and recording of public meetings](#) page.

Introduction

1. To receive apologies for absence
2. To receive declarations of interest (see [Appendix 1](#) to the Agenda for guidance on your participation having declared an interest in the relevant agenda item)
3. **To receive and confirm the minutes of the Planning Committee meeting held on 10 April 2026** (Pages 4-10)
4. To note whether any items have been proposed as matters of urgent business
5. Chairman's announcements and introduction to public speaking
Please note that public speaking is in operation in accordance with the Authority's [Code of Practice for members of the Planning Committee and officers](#).
6. Request to defer applications included in this agenda and/or vary the order of the agenda

Planning and enforcement

7. **To consider applications for planning permission including matters for consideration of enforcement of planning control:**
 - 7.1. BA/2025/0096/FUL Land To The West Of Church Loke, Coltishall (Pages 11-33)
8. **Enforcement update** (Pages 34-41)
Report by Development Manager

Heritage

9. **Broads Authority Landscape Character Assessment SPD** (Pages 42-45)
Report by Heritage and Design Manager

Matters for information

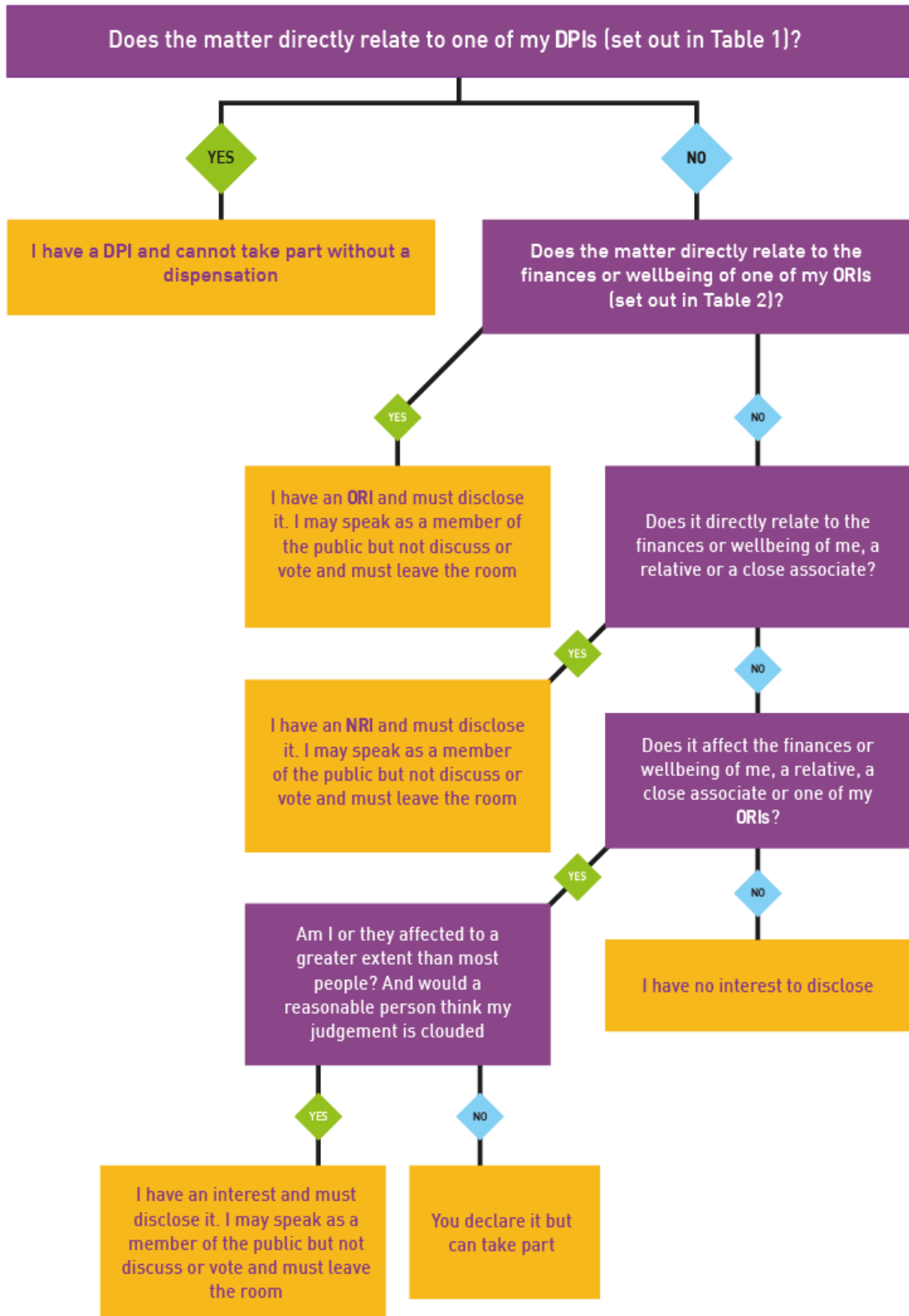
10. **Circular 28/83 Publication by Local Authorities of information about the handling of planning applications Q1 (1 January to 31 March) 2026** (Pages 46-52)
Report by Planning Technical Support Officer
11. **Decisions on Appeals by the Secretary of State between 1 April 2025 and 31 March 2026 and monthly update** (Pages 53-57)
Report by Development Manager
12. **Decisions made by Officers under delegated powers** (Pages 58-62)
Report by Development Manager

Other matters

13. Other items of business
Items of business which the chairman decides should be considered as a matter of urgency pursuant to Section 100B (4)(b) of the Local Government Act 1972
14. **To note the date of the next meeting – Friday 5 June 2026 at 10.00am at The King's Centre, 63-75 King Street, Norwich, NR1 1PH**

For further information about this meeting please contact the [Governance team](#)

Appendix 1 – Extract from the Local Government Association Model Councillor Code of Conduct



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

DRAFT

Planning Committee

8 May 2026

Agenda item number 7.1

BA/2025/0096/FUL Land to the west of Church Loke, Coltishall

Report by Planning Officer

Proposal

Construction of 1 x Self-build Dwelling and 2 x Market Housing Dwellings

Applicant

A. Paterson

Recommendation

Approve subject to conditions and Section 106 Agreement

Reason for referral to committee

Contrary to the Local Plan for the Broads

Application target date

26 June 2025

Application documents

[BA/2025/0096/FUL - Associated Planning Documents](#)

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1. Description of site and proposals

- 1.1. The application site is located in the historic village of Coltishall on the southern side of Church Street. Access to the site is gained off Church Loke which is a privately owned road shared with residential properties and The Norfolk Mead Hotel.
- 1.2. The application site is a privately owned enclosed green space to the west of Church Loke that is surrounded by mature trees and hedging on the north, east and west boundaries. The rear gardens of properties along Church Close to the north, abut the northern boundary of the site.

- 1.3. The application site is outside the defined settlement boundary for Coltishall as identified in the Greater Norwich Local Plan, however the northern boundary of the site borders the settlement boundary.
- 1.4. Coltishall is a well-established village which offers a wide variety of local services including a primary school, village hall, doctors' surgery, pharmacy and several pubs and hotels, restaurants and local shops. It is well served by public transport to and from the village to Norwich, North Walsham (including peak hours service) and Hoveton/Wroxham (no peak hour service). The site is also within a short distance of the River Bure which provides access to the wider Broads river network.
- 1.5. The site is within the Coltishall Conservation Area and in close proximity to several listed buildings, including the grade II listed Norfolk Mead Hotel and its curtilage listed ancillary buildings (closest to the site), grade II listed Holly Lodge to the southeast and the grade I listed church of St John the Baptist to the northeast.
- 1.6. The site is not within Flood Zone 2 or 3 and based on the Environment Agency's most recent flood data, it is at very low risk of surface water flooding.

2. Site history - Barn Adjacent to Application site

- 2.1. Application reference BA/2018/0012/CU - Barn Adjacent Barn Mead Cottages, Church Loke, Coltishall, known as Bijou Barn. Proposal - Change of Use from B8 to residential dwelling and self-contained annexe.
- 2.2. Application refused and appeal dismissed. Primary reason for the refusal was insufficient information had been submitted to demonstrate that a residential use of the building was the only viable use as required by the relevant adopted policies of Local Plan for the Broads at the time. Subsequently the proposal was dismissed at appeal being contrary to adopted policies DM26 and DM48 of the Local Plan for the Broads which requires a robust marketing strategy to have been carried out for proposals to change the use of commercial buildings to a residential use. There is no mention of the refusal or dismissal of the appeal on highway grounds.
- 2.3. Application reference BA/2019/0019/FUL - Barn Adjacent Barn Mead Cottages, Church Loke, Coltishall, known as Bijou Barn. Proposal - Change of Use from B8 to residential dwelling and self-contained annexe. (Resubmission of application BA/2018/0012/CU).
- 2.4. Application refused and appeal lodged but turned away by the Planning Inspectorate for late submission. Primary reason for refusal was that insufficient information was submitted, in particular the period of marketing at the point of making the application, to demonstrate that a residential use of the property was the only viable use as required by the relevant adopted policies of Local Plan for the Broads at the time.
- 2.5. Application reference BA/2023/0362/FUL - Woodland Adjacent, Church Loke, Coltishall. Proposal - Provision of new access. Approved 13 December 2023.

3. Consultations received

Parish Council (summary)

- 3.1. The Parish Council strongly objects to the application on the following grounds:

Safe Pedestrian Access and Traffic Congestion

Church Loke is a narrow private road without a footpath and is already congested with traffic from the Mead Hotel and Spa. This development will add to the congestion, wear and tear and increase the risk of pedestrian safety. The Church at the top of the loke is also used for funerals and weddings. Congestion will be impacted by construction vehicles in and out of the site.

Construction Issues – HGV deliveries – concerns due to limited width of the Loke and weight of construction vehicles on the road surface.

Ongoing Maintenance – Church Loke is unadopted – who will maintain it?

Historical Refusal – refusal of development at Bijou Barn reviewed by the Planning Inspectorate on access issues – how is this application different?

Flood Plain and Conservation Area – The development is in a flood plain and conservation area. The NPPF discourages new development in areas at greatest risk of flooding. We are concerned that harm will be caused to the heritage of the conservation area.

Broadland District Council

- 3.2. No comments received.

Natural England

- 3.3. No objection – subject to the appropriate mitigation being secured.

Natural England considers that without appropriate mitigation the application would have an adverse effect on the integrity of:

- The Broads Special Area of Conservation (SAC) and Broadland Ramsar
- European designated sites scoped into the Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS')
- In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures should be secured:
- A suitable contribution per new dwelling towards the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS).
- Suitable measures, secured in perpetuity, that mitigate the nutrient load from the development.
- Natural England advises that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Norfolk County Council (NCC) Highways (summary)

- 3.4. The Highway Authority (LHA) has commented on previous applications regarding the restrictions at the junction of Church Loke with Church Street/Wroxham Road but has not raised a formal objection on the basis of the level of traffic movements resulting from the proposed developments and their cumulative effect in respect to extant development.
- 3.5. The present use of the site is likely to generate minimal traffic movements with those being ancillary to the use of the land. The LHA has no reason to dispute the traffic figures (existing and generated) in the Transport Statement (TS) but is minded that the visibility achievable at the junction with Church Street/Wroxham Road does not accord with that shown in the TS.
- 3.6. Current visibility to the east (the critical traffic direction) is slightly below the current guidance but not significantly. To the west it is restricted to around 30m given extant boundary features and maintenance thereof. Cutting back the vegetation to the west of the access is necessary to ensure that visibility is maintained at that level, but that is outside of the control of the applicant. However, the LHA does have powers to serve notice on the respective landowner to ensure vegetation is suitably maintained. Notwithstanding this, vehicles speeds on the main highway are likely to be constrained by the local speed limit and road environment and therefore an objection on visibility grounds could not be sustained, in respect of the application at hand.
- 3.7. If approved, it will give rise to an increase in vehicle movements and given the location and nature of the development the site is reliant on access by motor vehicles, but it is acknowledged some local service provision and public transport links are accessible without the reliance on a motor vehicle.
- 3.8. The LHA acknowledges the likely increase in vehicle movements may not be significant, but cumulative effects of additional traffic is a consideration. The LHA is minded that Paragraph 115 (b) of the National Planning Policy Framework outlines that development needs ensure that “safe and suitable access to the site can be achieved for all users”, however the LHA can only comment in relation to matters relating to the public highway. Church Loke is a private access road/track and while restricted in width it is outside the jurisdiction of the Highway Authority. Private rights of access are a matter for the landowner/applicant to establish.
- 3.9. Regarding the access of Church Loke with Church Street/Wroxham Road, which is public highway, the LHA is minded that improvements have been secured through an earlier planning consent as part of its mitigation, and the modest widening that has occurred has enabled two vehicles to pass within the junction and therefore in highway terms the junction is able to cater for the additional development proposed.
- 3.10. On balance, the consideration of this application on its own merits, given the scale of the development proposed and the existing development served off Church Loke, the LHA does not consider there would be an unacceptable impact on highway safety, or

that the residual cumulative impacts on the road network would be severe subject to a condition requiring the access, on-site parking and turning is provided prior to first occupation of the development.

Norfolk County Council Historic Environment Service

- 3.11. Based on currently available information the proposal will not have any significant impact on the historic environment, and we do not wish to make any recommendations for archaeological work.

BA Heritage and Design

- 3.12. The site is within the Coltishall Conservation Area and in close to several listed buildings, including the grade II listed Norfolk Mead Hotel and its curtilage listed ancillary buildings (closest to the site), grade II listed Holly Lodge to the southeast of the site and the grade I listed church of St John the Baptist to the northeast. Given the distance between the site and these listed buildings, as well as the substantial tree belt that separates the site from the church and Holly Lodge, it is not considered that the proposal will have a detrimental impact on the setting of the heritage assets.
- 3.13. The proposed development reflects the clusters of historic agricultural buildings found in this part of the Coltishall Conservation area to the south of Church Street, for example, the historic barns at the Norfolk Mead Hotel and the listed barn historically associated with the Manor House to the east of the site in question.
- 3.14. The proposed development is not uncharacteristic, and, on the whole, the contemporary design is successful, given its reference to the traditional forms and building positioning and the use of materials such as the red brick which is so characteristic of the area.
- 3.15. Initially concerns were raised regarding some of the proposed materials and design to the porch for unit 1, however, following revised drawings and additional material details, no objections raised to the submitted amendments.

Historic England

- 3.16. We suggest the views of your specialist conservation and archaeological advisers are sought. It is not necessary to consult us on this application again, unless there are material changes to the proposals.

BA Tree Consultant

- 3.16 The AIA report has all that is required at this stage. If approved, the BA should require a supplementary detailed Arboricultural Method Statement is submitted giving the details of the following and the associated arboricultural implications and mitigation on the trees to be retained.

- Fencing
- Ground Protection Measures
- Services (Drainage, Water, Gas, Electrics)

- Levels Changes
- Construction Methods
- Access Facilitation Pruning Specification
- List of Trees to be Felled
- Project Phasing
- Monitoring Schedule

BA Ecology

3.17 No objections. Recommendations for conditioned mitigations and enhancements as detailed in the full response available on the BA website.

Biodiversity Net Gain (BNG)

3.18 The application seeks permission for one self-build dwelling and two market housing dwellings. BNG only applies to the market housing therefore the biodiversity report and metric cover the construction of these dwellings (Plots 2 and 3) on 0.4 ha of land. The metric and report have been completed correctly, the baseline evaluation is an accurate representation, and the mitigation hierarchy has been followed in retaining trees.

3.19 The development has been shown to require at least 0.95 offsite units to meet the 10% biodiversity net gain objective. There is sufficient information to allow the Broads Authority to determine this application and secure mitigation via a condition.

3.20 To discharge the pre-commencement condition the following will be required;

- A completed Biodiversity Gain Plan (inc. registration reference to offsite units),
- Revised metric including populated offsite modules that satisfy trading rules,
- Landscape and Ecology Management Plan, or Habitat Management and Monitoring Plan (HMMP), for retained habitat and significant onsite enhancements (retained trees and proposed species rich hedgerow).

4. Representations

4.1 Several letters of objection and one letter of support have been received from local residents and neighbours to the site. The full details of each response can be viewed on the Broads Authority planning section of the website using the following link: [Broads Authority - Associated Planning Documents](#)

Summary of objections

4.2 All representations have been considered and a combined summary of objections and representations received is as follows:

- Outside development boundary.

- The Coltishall Neighbourhood Plan does not include this site for development.
- Increased traffic/heavy vehicles along Church Loke and at the junction with Wroxham Road, especially during construction.
- Future management and maintenance of Church Loke as a unadopted road have not been agreed.
- Public safety of footpath between Church Road and Church Loke.
- Flood risk.
- Impact of development on existing trees on site and in gardens to north of site.
- Impact on ecology – existing wildlife on the site.
- Conservation area – should be conserving not building.
- Impact on archaeological, historical and cultural sites.
- Broads Authority Mission statement – conserve, protect and enhance.
- Loss of privacy/overlooking.
- Loss of peace and tranquillity.
- Noise and disturbance impact on existing residents during construction and following occupation of new dwellings.
- Loss of views.

Procedural concerns

- Publication of the application – site notices, adverts, consultations.
- The Parochial Church Council, The Commons Trust Management Team, Neighbouring landowners and other residents have not been notified.
- The 5-year plan 2022-27 states the BA will involve the public at an early stage.

Summary of support

- 4.3 This land is currently unused and would provide interesting housing within the envelope of the existing village, in contrast to the development on Rectory Road.

5. Policies

5.1 National Planning Policy Framework (NPPF)

- Paragraphs 7 and 8 Achieving sustainable development
- Paragraph 11 The presumption in favour of sustainable development
- Paragraphs 83 and 84 Rural housing
- Paragraph 89 Supporting a prosperous rural economy

5.2 The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).

The following policies were used in the determination of the application:

- SP1 Sustainable development in the Broads
- SP15 Residential development
- Policy DM9 Climate Smart Checklist
- Policy DM11 Heritage Assets
- Policy DM13 Natural Environment
- Policy DM16 Development and Landscape
- Policy DM21 Amenity
- Policy DM23 Transport, Highways and Access
- Policy DM35 Residential Development within Defined Development Boundaries
- Policy DM42 Custom/Self-build
- Policy DM43 Design

5.3 Broads Authority Design Guide and Code SPD 2025

- Code BA17-1 Materials
- Code BA17-5 Historic Clusters

6. Assessment

6.1 The main issues in the determination of this application are the principle of development, impact on the landscape including heritage assets and the Coltishall Conservation Area, design, ecology, trees, highways, and neighbour amenity. Also relevant to this application is Nutrient Neutrality, Norfolk GIRAMS and Biodiversity Net Gain and climate change.

Principle of development

- 6.2. The application is seeking planning permission for new residential development comprising one self-build dwelling and two market housing dwellings therefore Policies SP1, SP15, DM35 and DM42 of the Local Plan for the Broads are relevant.
- 6.3. Policy SP1 underpins the consideration of development proposals where the local planning authority must take a positive approach that reflects the presumption in favour of sustainable development in the National Planning Policy Framework (NPPF).
- 6.4. Policy SP15 sets out the housing requirement. This application would assist in the Authority meeting its objectively assessed housing need; for the current Local Plan, that need is 286 dwellings and for the emerging Local Plan, that need is 1,077 dwellings.

Furthermore, there is a general thrust at the national level for more housing, with the Government committed to delivering 1.5 million homes this parliament. While this scheme is located outside of the development boundary, the need for more housing is a key consideration when assessing this scheme.

- 6.5. Policy DM35 seeks to permit new residential development within defined development boundaries that is of a scale and size that is appropriate for the site and settlement and reflects the character of the area.
- 6.6. While the application site is not within the defined settlement boundary for Coltishall, as defined by the Greater Norwich Local Plan (GNLP), the reasoned justification of Policy DM35 acknowledges there may be some proposals outside of a development boundary that could be acceptable. In this specific case the northern boundary of the site is directly adjacent to the GNLP settlement boundary as it runs along the rear gardens of properties on Church Close. To the south of the site is the Norfolk Mead Hotel and Spa facility with residential properties located to the east of Church Loke.
- 6.7. In addition, the proposal is in an established village location, and within a reasonable and safe walking distance (less than 800m) from several village facilities including a doctor's surgery, village shop, village hall and play area and primary school. It is therefore reasonable to conclude that whilst not within the defined settlement boundary the site benefits from the local provision of a range of services. Furthermore, there are transport links, including peak hour services to Norwich and North Walsham, which are higher order settlements as well as Hoveton and Wroxham (no peak hour services). The application site is also within a short distance of the River Bure which provides access to the wider Broads River network.
- 6.8. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes. This is reflected in Policy SP1 of the Local Plan for the Broads as noted above in section 6.3.
- 6.9. Paragraph 8 of the NPPF outlines that the planning system has three overarching objectives in achieving sustainable development: economic, social and environmental. These are interdependent and need to be pursued in mutually supportive ways to help build a strong economy, vibrant and healthy communities which includes providing a range of homes to meet various needs and future generations as well as protect and enhance the natural, built and historic environment by making effective use of land, improving biodiversity and minimising waste and pollution.
- 6.10. The proposal would provide economic benefits to the local area as well as the wider Broads both during construction and following occupation of the dwellings. It would also help meet one of the core objectives of the Broads Authority by increasing opportunities for a greater number of the public to understand and enjoy the special qualities of the Broads including the natural, built and historic environment by making effective use of land.

- 6.11. In addition, the benefit of additional occupants would also be extended socially helping to build a prosperous and vibrant community by providing a range of homes to meet different needs within the area.
- 6.12. In terms of environmental benefits, while the site has some environmental benefits as green space, it is not a specifically designated or protected site in terms of its environmental or ecological value, and the proposed development is seeking to retain large areas of the existing soft landscaping and trees/hedging. The proposal also includes solar panels, air source heating and sustainable drainage (details to be conditioned).
- 6.13. Paragraphs 83 and 84 of the NPPF relate to housing in rural areas, such as Coltishall. Paragraph 83 states that *'to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities' and 'identify opportunities for villages to grow and thrive, especially where this will support local services.'*
- 6.14. Paragraph 84 of the NPPF states that *'Planning policies and decisions should avoid development of isolated homes in the countryside.'* The application site is not considered to be isolated given its proximity to other residential developments together with access to services and facilities and public transport. It is therefore considered the proposal is in a sustainable rural location where it will enhance the local community, helping to maintain services and facilities as well as contribute to housing in the area.
- 6.15. Paragraph 89 of the NPPF recognises that *'sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it is important to ensure development is sensitive to its surroundings and does not have an unacceptable impact on local roads. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist'*. The application site is considered a suitable opportunity for residential development as it physically relates well to the existing settlement of Coltishall and the facilities available within the village.
- 6.16. Also relevant is Paragraph 11 of the NFFP which states that *'plans and decisions should apply a presumption in favour of sustainable development'*. In terms of decision making, this means approving development that accords with an up-to-date development plan without delay or where a development plan is not up-to-date or there are no relevant policies, permission should be granted unless policies within the NPPF to protect areas or assets of particular importance provides a strong reason to refuse or where any adverse impacts of approving a development would significantly and demonstrably outweigh the benefits of approving a development when assessed against the policies in the NPPF as a whole, having particular regard for directing development to sustainable locations.

- 6.17. In this regard, while the site is in the Broads and therefore a protected landscape, the site is enclosed and does not have any specific designations in terms of its ecological or biodiversity value. It is a privately owned space that is maintained but is not designated as green space for community use. It is in a sustainable location in a well established village where the impacts of approving the development do not significantly and demonstrably outweigh the recommendation to approve.
- 6.18. It should be noted that while the site was not submitted as part of the Broads Authority's call for sites, having carried out an assessment of the site using the Housing and Economic Land Availability Assessment (HELAA) criteria which assesses sites for development suitability, the results recommended the site could be allocated for development (if it had been submitted for consideration).
- 6.19. Coltishall is partly located in the Broadland local planning authority area and therefore is mentioned in section 7 of the Greater Norwich Local Plan (GNLP) '*Broadland Village Clusters: Coltishall, Horstead with Stanninghall and Belaugh*' with regard to the suitability of Coltishall for residential growth. Section 7.26 makes the following point: '*The catchment of Coltishall Primary School brings Coltishall, Horstead with Stanninghall and Belaugh into a village cluster under policy 7.4. There is currently limited capacity at the school, although the site is not landlocked and could be expanded. The villages have a wide range of core and secondary services, including good public transport links. The majority are in Coltishall and Horstead. Belaugh has very few services.*'
- 6.20. Furthermore, section 7.27 of the GNLP states the following: '*It is considered that as well as allocations carried forward from previous local plans, approximately 50-60 new homes are appropriate for the Coltishall cluster. The proposed new allocation does not amount to this figure; however, further development is not ruled out. The Village Clusters policy 7.4 and the Self-Build and Custom Build Windfall Housing Development Outside Defined Settlement Boundaries policy 7.5 both allow for an amount of growth in each village cluster that reflects primary school capacity.*'
- 6.21. While the GNLP does not cover the Broads Authority local planning area, in geographical terms it is immediately adjacent to it, and it highlights the fact that Coltishall is considered to be a sustainable village where further development can be accommodated.
- 6.22. In conclusion, while it is accepted the site is not in the Coltishall settlement boundary, it is directly adjacent to the Greater Norwich Local Plan settlement boundary and relates well to the Coltishall settlement, near to an area heavily populated with residential development and is in close proximity to existing properties to the north and east of the site. In addition, the site has good access to local services by means other than a motor vehicle, including designated footpaths from the main junction at Church Road to village facilities as well as established public transport links to higher order settlements, such as Norwich and North Walsham. Furthermore, the site is relatively close to the Broads River network and is considered a suitable and sustainable location for new residential development that balances the competing considerations the

Broads Authority has to undertake. It is therefore considered that the proposal is acceptable in principle.

- 6.23. Policy DM42 is also relevant. The Authority encourages developers of multi-dwelling sites to set aside part of their scheme for self/custom-build plots in line with the government's aim to enable more people to build their own homes.

Impact on the landscape including heritage assets

- 6.24 The sensitivities of the Broads in terms of biodiversity, landscape, cultural heritage, and flood risk mean that careful consideration must be given to the appropriateness of developing a site.

- 6.25 The Broads Authority balances three equal purposes when making decisions, including those related to planning. These purposes are:

- Conserving and enhancing the natural beauty, wildlife, and cultural heritage of the Broads;
- Promoting opportunities for the understanding and enjoyment of the special qualities of the Broads by the public; and
- Protecting the interests of navigation.

- 6.26 In exercising these purposes, regard for the needs of agriculture and forestry, and to the economic and social interests of those who live and work within the Broads are also important and as the local planning authority, we are required to balance these sometimes-competing considerations. All these interests must be considered together to manage the Broads now and for the future.

- 6.27 Also relevant is the Levelling Up and Regeneration Act 2023 (LURA) which became effective in October 2023, aiming to reduce geographical disparities through planning reforms and new environmental outcome reports. In terms of The Broads Authority, the LURA aims to strengthen the duty of the Authority to protect landscape, biodiversity, and cultural heritage from inappropriate development.

- 6.28 In terms of the impact on the landscape and heritage assets, the proposed development has been reviewed by the relevant statutory consultees and a summary of comments received is detailed in section 3 above. Full details are available on the BA website.

- 6.29 The application site is in the Coltishall Conservation Area and close to several listed buildings, it is an enclosed site that is not visible from the wider conservation area, the River Bure to the south or the wider Broads. Also, it is not within Flood Zone 2 or 3 or in an area likely to suffer surface water flooding.

- 6.30 The BA Heritage and Design Manager notes that while 'the site is *within the Coltishall Conservation Area and in close proximity to several listed buildings.... given the distance between the site and the listed buildings, as well as the substantial tree belt that*

separates the site from the church and Holly Lodge, it is not considered that the proposal will have a detrimental impact on the setting of the heritage assets.'

- 6.31 The application has been reviewed by Historic England which suggested the views of the BA's specialist conservation and archaeological advisers are sought, these being the BA Heritage and Design Manager and the NCC Historic Environment Service who noted that *'the proposal will not have any significant impact on the historic environment, and therefore did not wish to make any recommendations for archaeological work.'*
- 6.32 On balance, given the enclosed nature of the site and existing tree belt, which will be retained and improved, it is considered that the proposed development will limit perceptual changes to the character of the existing landscape and will not have a significantly detrimental impact on the character and appearance of the Coltishall Conservation Area, the Broads landscape as a whole or sensitive receptors close to the site including several listed buildings.
- 6.33 The proposal is considered to be acceptable in conserving the natural beauty and heritage of the Broads as well as the public enjoyment of it, and given the proposal is some distance from the river, navigation interests will not be significantly impacted.
- 6.34 In terms of the LURA, the proposal is not thought to be inappropriate development for the site in terms of its impact on the Broads as a protected landscape or important cultural heritage assets that are in close proximity to the site.
- 6.35 Based on the above, the proposal complies with Policy DM11 and Policy DM16 of the Local Plan for the Broads 2019.

Design

- 6.36 Objections have been received from neighbouring residents who feel that development should not be permitted in the Coltishall Conservation Area, however the BA Heritage and Design Manager also provided comments in the terms of the design noting that the proposed development *'reflects the clusters of historic agricultural buildings found in this part of the Coltishall Conservation area to the south of Church Street, for example, the historic barns at The Norfolk Mead Hotel and the listed barn historically associated with the Manor House to the east of the site.'*
- 6.37 While the site is in the Coltishall Conservation Area, this does not preclude development, it means that proposals need to be sensitive to the area and its character in terms of the design, scale of development and use of materials. In this instance, it is considered that the proposed development is not uncharacteristic of the area, and, overall, the contemporary design and proposed materials are successful, given its reference to the traditional forms and building positioning and the use of materials such as the red brick and timber cladding which is characteristic of the area.
- 6.38 In terms of the design the proposal complies with Policy DM43 of the Local Plan for the Broads 2019 and Design Codes BA17-1 and BA17-5 of the BA Design Guide and Code SPD 2025.

Ecology

- 6.39 While the site is part of the Broads and therefore a protected landscape, it is not a Site of Special Scientific Interest (SSSI) nor a Priority Habitat. It is within the Broads Special Area of Conservation (Broads SAC) and Broadland RAMSAR and in this respect will have a likely impact on both Nutrient Neutrality and the Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS') which will be discussed later in the report.
- 6.40 It is acknowledged objections have been received from residents in terms of the potential impact on ecology, however, the submitted ecological assessment has been reviewed by the BA ecology team which has no objection to the proposed development subject to recommendations for mitigations and enhancements. These will be conditioned accordingly.
- 6.41 In terms of the LURA and potential ecological impacts, as the site is not a SSSI nor a Priority Habitat and no objections have been raised on ecological grounds by the ecology team, it is considered that ecology and biodiversity will not be significantly impacted in this instance subject to the mitigations and enhancements being suitably conditioned and implemented.
- 6.42 The proposal is considered to be in accordance with Policy DM13 of the Local Plan for the Broads 2019.

Trees

- 6.43 Concerns have been raised by neighbouring residents in terms of the proposed development on existing trees, especially those located in the rear gardens of properties adjacent to the northern boundary of the application site.
- 6.44 The Arboricultural Impact Assessment report has been reviewed by the BA's tree consultant and has been accepted as containing all that is required for the planning application to be determined. If approved, the BA will require, prior to development commencing on site a supplementary detailed Arboricultural Method Statement to be submitted giving additional information as detailed in section 3.16 above in terms of the associated arboricultural implications and mitigation on the trees to be retained.
- 6.45 In this regard, the proposal is considered to comply with Policy DM16 of the Local Plan for the Broads 2019.

Highways

- 6.46 The Highway Authority (HA) supports the application but does recognise that visibility to the east is slightly lower than the current guidance but not significantly and to the west is restricted to around thirty metres given existing boundary features and maintenance thereof, which is outside the control of the applicant. However, the HA states it has powers to serve notice to the respective owners of this land to prevent over-growing of the public highway.

- 6.47 The HA also notes that vehicles on the main highway (Church Street/Wroxham Road) are likely to be constrained by the local speed limit and road environment and therefore did not consider an objection on visibility grounds could be sustained.
- 6.48 The HA acknowledges that the development, if approved, will result in increased vehicular movements and that the site would rely on access by motor vehicle, however they also acknowledge that there are local services and public transport available close to the site without the need to use a motor vehicle.
- 6.49 On balance, while the increased vehicular movements are not likely to be significant and considering cumulative impacts of additional traffic, the HA are mindful that development needs to ensure that a “safe and suitable access to the site can be achieved for all users” (Paragraph 115(b) of the NPPF) but in this regard the HA can only comment on matters relating to the public highway, which does not include Church Loke as this is a private road/track and any agreements regarding the safe use or maintenance of this are private matters between the interested parties.
- 6.50 It should also be noted that while Coltishall Parish Council is seeking to make an application for the footpath between Church Close and Church Loke to be a Public Right of Way, this is a separate matter to the determination of this planning application.
- 6.51 Regarding the access of Church Loke with Church Street/Wroxham Road, which is public highway, the HA recognises that improvements have been secured through an earlier planning consent as part of its mitigation, and the modest widening has enabled two vehicles to pass within the junction and therefore in highway terms can cater for the additional development proposed.
- 6.52 The HA raised no objections to the proposed development as it does not consider there would be an unacceptable impact on highway safety or that the residual cumulative impact on the existing road network would be severe. This is subject to a suitable condition being included requiring the access, parking and on-site turning area to be fully installed prior to the first occupation of the development, as detailed in their full response.
- 6.53 Based on the above, the application complies with Policy DM23 of the Local Plan for the Broads 2019.

Amenity of residential properties

- 6.54 Objections have been raised by neighbouring residents related to amenity including noise disturbance, loss of views and overlooking/loss of privacy.
- 6.55 In terms of loss of views, in planning terms there is no right to a view.
- 6.56 It is acknowledged that during the construction phase of the development, noise disturbance will occur, however this is inevitable and would not be a material reason to refuse such development. To mitigate this, construction timings will be suitably conditioned.

- 6.57 Regarding additional noise of new residents once the development has been completed, given the small scale nature of the proposed development, good sized plots, existing mature vegetation that separates the site from existing residential properties, it is not considered this would result in significant noise disturbance that would result in a detrimental effect on the living conditions of existing residents.
- 6.58 Concerns have also been raised with respect to potential overlooking and loss of privacy in terms of the proposed dwelling on Plot 1 to the north of the site. All the proposed dwellings are one and a half storey properties. Plot 1 does not have any proposed windows or other openings within the north facing elevation at first floor level; therefore, it is unlikely that overlooking will occur from this dwelling into the gardens of properties to the north. Plots 2 and 3 are further south and given the distance and intervening space and building on Plot 1, it is unlikely these will result in any overlooking or loss of privacy.
- 6.59 The Norfolk Mead Hotel and Spa facility, to the south of the proposed development, is a relatively small boutique hotel that caters for weddings and other outside events as well as offering spa facilities. The use of this venue may give rise to some noise disturbance to the occupants of the proposed dwellings however, given the positioning of the plots, intervening space and existing buildings it is not considered the noise levels would be significant or prolonged to cause unacceptable disturbance. In addition, the more recently approved spa facility, which is closer to the proposed site, has restricted hours of use between 08:00 and 20:00 hours.
- 6.60 It is considered that that the proposed dwellings and layout will not result in significant harm to existing residential amenity and that the existing hotel and spa facility will not cause unacceptable levels of disturbance to the occupants of the proposed dwellings, therefore the proposal accords with Policy DM21 of the Local Plan for the Broads 2019.

Nutrient Neutrality (NN) and GIRAMS

- 6.61 The application site is in the Broads Special Area of Conservation (SAC) and as such The Conservation of Species and Habitats Regulations 2017 require local planning authorities to ensure that new development does not cause adverse impacts to the integrity of protected habitats, in terms of increased nitrates and phosphates entering the Broads, prior to granting planning permission.
- 6.62 The proposed development is for three new dwellings that will be connected to the main sewer system served by Belaugh Wastewater Recycling Centre via a new pumping station that will be located to the north of Plot 3 within the application site.
- 6.63 The proposal will increase nitrates and phosphates entering the Broads SAC given the population increase. To mitigate this, the applicant will be entering into a legal agreement to upgrade an existing septic tank with a new package treatment plant (PTP) that currently serves two cottages to the north of the application site in North Norfolk within the same NN catchment. The upgrade provides betterment to the existing

cottages and sufficient mitigation to allow for the proposed development to be approved subject to the required legal agreements and obligations being in place.

- 6.64 This form of mitigation has been accepted by Natural England (NE) for development of this nature subject to submission of the required NN Budget Calculation and Shadow Habitat Regulation Assessment (sHRA) by the applicant/developer and completion of a Project Level HRA by the Local Planning Authority (LPA) in consultation with NE.
- 6.65 NE has been consulted following submission of the required documents and completion of a Project Level HRA by the LPA and has concluded the following:
- No objection subject to the appropriate mitigation being secured.
 - Natural England considers that without appropriate mitigation the application would have an adverse effect on the Broads SAC and Broadland Ramsar as well as European designated sites scoped into the Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS').
 - To mitigate these adverse effects and make the development acceptable, the following mitigation measures should be secured:
 - A suitable contribution per new dwelling towards the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS).
 - Suitable measures, secured in perpetuity (an appropriate planning condition or obligation), that mitigate the nutrient load from the development.
- 6.66 Should the application be approved, prior to issuing a decision, the required legal agreements will need to be completed and signed by the relevant parties.

Biodiversity Net Gain (BNG)

- 6.67 The application is seeking permission for one self-build dwelling and two market housing dwellings. BNG only applies to the market housing.
- 6.68 The biodiversity report and metric cover the construction of the two market housing dwellings (Plots 2 and 3) on 0.4 ha of land. The BNG consultant has confirmed that the metric and report have been completed correctly with the baseline evaluation providing an accurate representation, and the mitigation hierarchy has been followed in retaining trees.
- 6.69 The development requires at least 0.95 offsite units to meet the 10% biodiversity net gain objective which will be primarily met by purchasing offsite credits.
- 6.70 The BNG consultant has confirmed there is sufficient information to allow the Broads Authority to determine the application subject to the required pre-commencement condition being included on any granting of planning permission as detailed in section 3.20 above and available to view on the BA's website.

6.71 Should the application be approved, the required condition will form part of the decision.

Climate Change

6.72 In terms of addressing climate change the proposal will include the following:

- Surface water to ground via Sustainable Urban Drainage systems (SuDs) features such as soakaways and permeable hard standing within private gardens and the shared courtyard.
- Rainwater harvesting.
- Water consumption will be limited and designed to 110l/h/d as set out in local planning policy
- New tree and hedge planting in line with recommendations with the Ecology Report

6.73 Details of the above will be conditioned accordingly.

Other issues

6.74 Additional points raised by residents include the following:

Coltishall Neighbourhood Plan does not include this site for development.

6.75 Coltishall does not have an adopted neighbourhood plan, and this site does not form part of Broadland District Council's (BDC) allocated sites for potential development since it is not within the BDC area. However, as noted in section 6.18 above, after carryout out an HELAA assessment of the site against the 'call for sites' criteria used nationally, the site would be considered appropriate for residential development to help meet the national housing supply.

Publication of the application – statutory consultees, neighbour notifications, site notices and adverts. Some residents felt the notification period was insufficient.

6.76 These were all carried out correctly allowing the statutory 21 days for consultations, neighbour letters, site notice and advert period to proceed. The fact that consultations and neighbour letters were sent when the application was registered with site notices and adverts being published after the consultations meant that in reality the publication and consultation period was more than the statutory 21 days.

6.77 Notwithstanding this, the BA has considered all representations made during the application process.

The Parochial Church Council, The Commons Trust Management Team, Neighbouring landowners and other residents have not been notified.

6.78 These are not statutory bodies and are not required to be consulted. Neighbouring properties that abut the application site are notified any other interested parties have the opportunity to comment following the posting of the site notice and advert in the local newspaper or by attending the Parish Council meetings where applications are discussed.

The 5-year plan 2022-27 clearly states the BA will involve the public at an early stage.

- 6.79 The Broads Plan 2022-2027 is a strategic high-level overarching document that draws together and guides a wide range of plans, programmes and policies relevant to the Broads area as a whole. It is not specific to planning or individual planning applications. The application has been publicised in accordance with the statutory requirements of the Local Planning Authority i.e. consultation and neighbour letters have been sent, site notices publicly posted and an appropriate advert placed in the local paper, providing interested parties the required 21-day notice period to make representations. In addition, all the details are available on the BA website for public viewing throughout the application process.

7. Conclusion

- 7.1. In conclusion, while it is accepted the site is not in the Coltishall settlement boundary, it is directly adjacent to it and relates well to the existing settlement given its close proximity to existing properties to the north and east of the site and is near to an area heavily populated with residential development. In addition, the site has good access to local services by means other than a motor vehicle, including designated footpaths from the main junction at Church Road to village facilities as well as established peak hour public transport links to higher order settlements such as Norwich and North Walsham. Furthermore, the site is close to the Broads River network and is considered a suitable and sustainable location for new residential development that balances the competing considerations the Broads Authority has to undertake. It is therefore considered that the proposal is acceptable in principle.
- 7.2. In terms of the other matters of material consideration including, landscape (heritage assets and the Coltishall Conservation Area), design, ecology, trees, highways, and neighbour amenity, while it is acknowledged objections have been raised by the Parish Council and neighbouring residents, based on the assessment of the application against national and local planning policies, and following responses received from statutory consultees, who have not objected on any grounds, it is considered there are no material reasons that outweigh the recommendation to approve the application.
- 7.3. Regarding Nutrient Neutrality (NN) – an appropriate scheme of mitigation has been submitted and approved by Natural England subject to an appropriate legal agreement/S106 being in place prior to any granting of planning permission in relation to NN to ensure the impact of the development does not cause adverse impacts to the integrity of protected habitats, in terms of increased nitrates and phosphates entering the Broads.
- 7.4. Norfolk RAMS – an appropriate payment per dwelling will be secured prior to any granting of planning permission in accordance with the requirement to reduce the impact of increased levels of recreational use on Habitat Sites as detailed in the Habitat Regulations.

- 7.5. Biodiversity Net Gain – the BNG consultant has confirmed there is sufficient information to allow the Broads Authority to determine the application subject to the required pre-commencement condition being included on any granting of planning permission.
- 7.6. The proposed development seeks to address climate change and includes several measures to mitigate which will be conditioned accordingly.
- 7.7. Having considered all matters material to the determination of the application, it is considered that the principle of the development is acceptable and that there are no material reasons that outweigh the recommendation for approval.

8. Recommendation

- 8.1. Delegate approval to the Head of Planning subject to the conditions listed below and the completion of a S106 agreement to secure the scheme of mitigation for nutrient neutrality.

Conditions (draft)

- i. Time limit
- ii. In accordance with approved plans and documents
- iii. *Prior to commencement - Landscaping plan
- iv. *Prior to commencement - Trees – Detailed Arboricultural Method Statement
- v. Bats – soft demolition of small shed on site.
- vi. Bat (2) Night Lighting – none in woodland area
- vii. Bats (3) Prior to installation – lighting plan
- viii. Birds – removal of woody vegetation time of year to be specified
- ix. Precautionary working method – reptiles/amphibians.
- x. Bird boxes – one per new dwelling minimum
- xi. Bat boxes – one per new dwelling minimum
- xii. Bat boxes (2) – two on existing mature trees along the northern boundary or other mature trees in suitable locations.
- xiii. Highways - Prior to occupation - Access, on-site car parking and turning arrangement.
- xiv. *Pre-commencement – Biodiversity Net Gain
- xv. *Pre-commencement - SuDs/water harvesting details
- xvi. Prior to installation – Air Source Heat Pumps

- xvii. Prior to occupation – Pumping station details
- xviii. Nutrient Neutrality – in accordance with S106
- xix. Self-build – in accordance with S106
- xx. Construction times
- xxi. Water usage 110 litres per head per day

9. Reason for recommendation

- 9.1. Having reviewed all matters of material relevance to the proposed development, it is considered to be an acceptable form of development in this location against national and local planning policies. Furthermore, while the proposal will result in some impacts on ecology, biodiversity, highway traffic and existing residential amenity the impacts are not considered to demonstrably outweigh the recommendation to approve the application subject to the required mitigations and enhancements being suitably conditioned and implemented.

Author: Jane Fox

Date of report: 20 April 2026

Background papers: [BA/2025/0096/FUL](#) and [Associated Planning Documents](#)

Appendix 1 – [Location map](#)

Planning Committee

8 May 2026

Agenda item number 8

Enforcement update

Report by Development Manager

Summary

This table shows the monthly updates on enforcement matters. The financial implications of pursuing individual cases are reported on a site-by-site basis.

Recommendation

To note the report.

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
14 September 2018 BA/2018/0047/ UNAUP3	Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter	Unauthorised static caravans (Units X and Y)	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the removal of unauthorised static caravans on land at the Beauchamp Arms Public House should there be a breach of planning control and it be necessary, reasonable and expedient to do so. • Site being monitored. October 2018 to February 2019. • Planning Contravention Notices served 1 March 2019.

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> • Site being monitored 14 August 2019. • Further caravan on-site 16 September 2019. • Site being monitored 3 July 2020. • Complaints received. Site to be visited on 29 October 2020. • Three static caravans located to rear of site appear to be in or in preparation for residential use. External works requiring planning permission (no application received) underway. Planning Contravention Notices served 13 November 2020. • Incomplete response to PCN received on 10 December. Landowner to be given additional response period. • Authority given to commence prosecution proceedings 5 February 2021. • Solicitor instructed 17 February 2021. • Hearing date in Norwich Magistrates Court 12 May 2021. • Summons issued 29 April 2021. • Adjournment requested by landowner 4 May and refused by Court 11 May. • Adjournment granted at Hearing on 12 May. • Revised Hearing date of 9 June 2021. • Operator pleaded 'not guilty' at Hearing on 9 June. Trial scheduled for 20 September at Great Yarmouth Magistrates Court. • Legal advice received in respect of new information. Prosecution withdrawn and new PCNs served on 7 September 2021.

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> • Further information requested following scant PCN response and confirmation subsequently received that caravans 1 and 3 occupied on Assured Shorthold Tenancies [27/10/2021]. • Verbal update to be provided on 3 December 2021. • Enforcement Notices served 30 November, with date of effect of 29 December 2021. Compliance period of 3 months for cessation of unauthorised residential use and 4 months to clear the site [06/12/2021]. • Site to be visited after 29 March to check compliance. 23 March 2022. • Site visited 4 April and caravans appear to be occupied. Further PCNs served on 8 April to obtain clarification. There is a further caravan on site [11/04/2022]. • PCN returned 12 May 2022 with confirmation that caravans 1 and 3 still occupied. Additional caravan not occupied. • Recommendation that LPA commence prosecution for failure to comply with Enforcement Notice [27/05/2022]. • Solicitor instructed to commence prosecution [31/05/2022]. • Prosecution in preparation [12/07/2022]. • Further caravan, previously empty, now occupied. See separate report on agenda [24/11/2022]. • Planning Contravention Notice to clarify occupation served 25 November 2022 [20/01/2023]. • Interviews under caution conducted 21 December 2022 [20/01/2023]. • Summons submitted to Court [04/04/2023].

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> • Listed for hearing on 9 August 2023 at 12pm at Norwich Magistrates' Court [17/05/2023]. • Operator pleaded 'not guilty' at hearing on 9 August and elected for trial at Crown Court. Listed for hearing on 6 September 2023 at Norwich Crown Court [09/08/2023]. • Hearing at Norwich Crown Court adjourned to 22 September 2023 [01/09/2023]. • Hearing at Norwich Crown Court adjourned to 22 December 2023 [26/09/2023]. • Hearing postponed at request of Court, to 8 April 2024 rescheduled date [16/01/2024]. • Hearing postponed at request of Court, to 14 May rescheduled date [10/04/2024]. • Court dismiss Defendants' application to have prosecution case dismissed. Defendants plead 'not guilty' and trial listed for seven days commencing 23 June 2025 [14/05/2024]. • Officers attended pre-trial hearing and date of full trial confirmed as above. No further information added by defendant. [21/03/2025]. • 26th June 2025 - Trial took place at Crown Court. All defendants pleaded guilty before Jury sworn in. Proceeding adjourned until 25th July 2025 for sentencing hearing. • July sentencing cancelled by the court. New date set for Monday 6th October. • All defendants sentenced with a total fine of £20,000 reduced by 10% for their guilty pleas. After some reductions by the Judges, costs of £48,650 were

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<p>awarded to the Authority. They have 6 months to pay or face custodial sentences. The High Court administers the collection of both fines and costs.</p> <ul style="list-style-type: none"> • Officers have been in contact with Mr Hollocks, who now wishes to resolve the matter by removing the statics from site by mid-November. Members will be updated as necessary. The option to take direct action remains. • All statics have been emptied, disconnected and removed from their standings and relocated to a temporary position adjacent to the access road beyond. This is a temporary measure, and the caravans will be removed from the site entirely in due course [19/11/2025].
<p>21 September 2022 BA/2017/0006/ UNAUP1</p>	<p>Land at Loddon Marina, Bridge Street, Loddon</p>	<p>Unauthorised static caravans</p>	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of unauthorised static caravans. • Enforcement Notice served [04/10/2022]. • Enforcement Notice withdrawn on 19 October due to minor error; corrected Enforcement Notice re-served 20 October 2022. • Appeals submitted against Enforcement Notice [24/11/2022]. • Appeals dismissed and Enforcement Notices amended and upheld 29 July 2024. • Residential use of the caravans to cease, the caravans and associated structures, fixtures, fittings and domestic paraphernalia to be removed off site, services (including water and electricity) to be disconnected and infrastructure to be removed off-site and the land to be made good, all within six months [30/07/2024]. • Owner to be reminded that notice to be complied with by 29 January 2025 [27/09/2024].

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> • Discussions continuing [26/11/2024]. • Since the court case, officers have discussed the way forward on this case, as the notices have not been complied with. Mr Hollocks has served an eviction notice on one occupier, with the intention to remove the caravan by mid-November. The remaining one will be assessed as managers accommodation and maybe able to be regularised by application. • The caravan identified as Y in the enforcement notice has been disconnected, removed from its standing, and placed in storage within the boatyard. The former occupant has been re-housed elsewhere. The owner is engaging with the LPA regarding the continued use of caravan X as managers' accommodation, with a view to regularising this arrangement [19/11/2025].
<p>9 December 2022 BA/2018/0047/ UNAUP3</p>	<p>Land at the Beauchamp Arms Public House, Ferry Road, Carleton St Peter</p>	<p>Unauthorised static caravan (Unit Z)</p>	<ul style="list-style-type: none"> • Planning Contravention Notice to clarify occupation served 25 Nov 2022. • Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of unauthorised static caravan. • Enforcement Notice served 11 January 2023 [20/01/2023]. • Appeals submitted against Enforcement Notice [16/02/2023]. • Appeals dismissed and Enforcement Notices amended and upheld 29 July 2024. • Residential use of the caravan to cease within two months; the caravan and associated structure or fixtures to be removed off site, services (electricity and water) to be disconnected and infrastructure to be removed off-site and the land to be made good within three months [30/07/2024].

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> • Site visit to be carried out and owner reminded of compliance periods [27/09/2024]. • Discussions continuing, held up by court case on other issue. [19/12/2024]. • This caravan will be removed by mid-November with the other two. Officers have been invited to attend when the action is to be taken by the owners. • The static has been emptied, disconnected and removed from its standings and relocated to a temporary position adjacent to the access road beyond. This is a temporary measure, and the caravan will be removed from the site entirely in due course [19/11/2025].
31 March 2023 BA/2023/0004/ UNAUP2	Land at the Berney Arms, Reedham	Unauthorised residential use of caravans and outbuilding	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring the cessation of the use and the removal of the caravans. • Enforcement Notice served 12 April 2023. • Appeal submitted against Enforcement Notice [25/05/2023]. • Appeals dismissed and notice upheld with variations [22/04/2025]. • This site will be discussed further with the owner, once the proposed action at the other sites is taken.
2 February 2024 BA/2022/0007/ UNAUP2	Holly Lodge, Church Loke, Coltishall	Unauthorised replacement windows in listed building	<ul style="list-style-type: none"> • Authority given to serve a Listed Building Enforcement Notice requiring the removal and replacement of the windows and the removal of the shutter. Compliance period of 15 years • LPA in discussions with agent for landowner [10/04/2024]. • No resolution achieved through discussion. Legal advice sought [29/08/2024] • Case review – Listed Building Enforcement Notice to be served, in process of content being considered and drafted. • Listed Building Enforcement Notice served by hand on Friday 24th January.

Committee date & Case number	Location	Infringement	Action taken and current situation [date of update]
			<ul style="list-style-type: none"> • Appeal submitted and valid – start date 19/03/2025. Will be dealt with by compliance officer [21/03/2025]. • PINS contacted about delay, await response [19/11/2025]. • PINS confirmed no case officers available [25/11/2025].
12 December 2025 BA/2024/0045/ UNAUP4	Land on the South-West Side of Norwich Road, Gillingham, Beccles	Unauthorised fence and development of mooring plot	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring removal from the site all wooden boarding from the floor area including the raised stepped seating area to the rear of the plot, leaving a walkway with a width of no more than 2 meters from the edge of the quay heading. • Enforcement Notice served 12 December 2025 - compliance period 3 months [26/01/2026]. • Works have not been completed, owner warned of possible direct action. [12/04/2026]
12 December 2025 BA/2025/0031/ UNAUP2	Land on the West Side of River Waveney, Beccles	Unauthorised development without planning permission	<ul style="list-style-type: none"> • Authority given to serve an Enforcement Notice requiring removal from the site all wooden decking boards and posts mounted into the ground which forms any part of the raised decking area. • Enforcement Notice served 12 December 2025 - compliance period 3 months [26/01/2026]. • Notice complied with and structure removed from site. [12/04/2026]

Author: Steve Kenny

Date of report: 15 April 2026

Background papers: Enforcement files

Planning Committee

8 May 2026

Agenda item number 9

Broads Authority Landscape Character Assessment SPD

Report by Heritage and Design Manager

Summary

The Broads Landscape Character Assessment was first completed in 2006, with an update produced in 2016. An exercise to bring the document up to date and make it accessible has been completed and it is intended that it be adopted as a Supplementary Planning Document (SPD).

Recommendation

To endorse the Broads Authority Landscape Character Assessment SPD and recommend its approval by the Broads Authority.

1. Introduction

- 1.1. This Landscape Character Assessment (LCA) Supplementary Planning Document (SPD) (see Appendix 1) is an updated version of the current Broads Authority Landscape Character Assessment (2016), which was not a SPD and can be viewed [here](#). The original landscape character assessment was completed in 2006, was subsequently added to in 2012 and updated and edited in 2016 as part of a second stage Heritage Lottery bid. Amendments have now been made to ensure that it is in accordance with current guidance and reflects any changes that have occurred to the landscape in the intervening period. The format of the document has also changed to ensure it meets current accessibility standards. It is part of the evidence base for the Broads Authority's new Local Plan and be used to inform planning applications as well as used in decision-making. It will also be a Supplementary Planning Document.
- 1.2. The NPPF 2024 defines supplementary planning documents as '*documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.*' The Authority is aware that the Government is seeking to phase out the use of SPDs.

However, the transition arrangements to phasing out SPDs and the progress of the emerging Local Plan for the Broads are such that the Authority considers it appropriate and relevant to produce this SPD, which will give the guidance more weight.

2. The Broads Authority Landscape Character Assessment (LCA)

- 2.1. The purpose of this LCA SPD is to provide an assessment of the different landscape characters within the Broads Authority Executive area to enable informed planning and management of the landscape, for example to meet the requirements of the National Planning Policy Framework (NPPF). The NPPF 2024 sets out at paragraph 189 that ‘great weight should be given to conserving and enhancing landscape and scenic beauty’ in the Broads, which has the highest level of protection in relation to these issues. It goes on to state that, ‘development within their setting should be sensitively located and designed to avoid or minimise adverse impact on the designated areas’. Paragraph 190 requires that applications for major development in the Broads should include an assessment of any detrimental impact on the landscape and the extent to which that impact could be moderated. By providing accessible baseline information on the character and condition of the landscape, the LCA will support these requirements.
- 2.2. The Norfolk and Suffolk Broads is a protected landscape with a unique, nationally significant mosaic of gentle landform, habitats, lakes and rivers. The document sets out how this interplay between the land, water and people has shaped the landscape of the Broads over many centuries.
- 2.3. Landscape character can be defined as the distinct and recognisable pattern of elements, or characteristics in the landscape that make one landscape different from another. Landscape character assessment is the process of identifying and describing such variations in character across a landscape. It also seeks to identify and explain the unique combination of features and attributes (characteristics) that make different landscapes distinctive. This LCA SPD identifies the 13 landscape types found in the Broads and assesses the 31 different landscape character areas.
- 2.4. This document is primarily intended to inform the planning process and will be a material consideration in determining planning decisions. It will be of use to all those involved in the planning process, including site owners, applicants, architects, agents, the Local Planning Authority and the Planning Inspectorate. It has helped to inform planning policies relating to the landscape and should be read alongside policies SP7, DM16 and DM43 of the Local Plan for the Broads and successor policies. It also provides information that may be of interest to a wider audience, including those managing landscape-based projects (for example ecologists, statutory bodies or arboriculturists) and the wider public. The advice and guidance that it contains will not add unnecessary financial burden to development rather it will inform and improve decision making.

- 2.5. In producing this document, it became apparent that the accompanying spatial data needs some re-alignment in relation to the latest digital interpretation of The Broads area and other data sources. This piece of work will be progressed but may take some time to complete. It does not negate the existing LCA.

3. Consultation

- 3.1. The Town and Country Planning (Local Plans) (England) Regulations 2012 (as amended) require the Authority to undertake consultation to inform the production of the Landscape Character Assessment SPD. As a minimum, they require that the draft document is published for four weeks and during that time it is available on the Authority's website with hard copies available for inspection in the Authority's office.
- 3.2. The Authority's approach to engagement in the preparation of SPDs is set out in the Statement of Community Involvement. The consultations were advertised on the Authority's website and through social media posts. Consultation documents were available on the Authority's website, in libraries, district council offices and at the Authority's office.
- 3.3. Two periods of consultation have taken place. The first between 12 January and 9 February 2026 and due to some issues with version control on some maps and some minor changes to the Strategic Environmental Assessment Screening (Appendix 2) an additional second period of consultation took place between 9 March and 7 April 2026.
- 3.4. We received 14 responses to the first round of consultation and 2 to the second round. Where appropriate the document has been amended to incorporate suggestions made by consultees. Details can be found in the Consultation Statement (Appendix 3).

4. Conclusion

- 4.1. The Broads Authority Landscape Character Assessment SPD will provide a useful tool for those involved in the planning process and its adoption as a SPD will give it more weight.
- 4.2. The officers' recommendation is that Members endorse the Broads Authority Landscape Character Assessment SPD for approval at the Broads Authority meeting on 15 May 2026.

Author: Kate Knights

Date of report: 17 April 2026

[Broads Plan](#) strategic objectives: Theme D2 – Maintain up to date Broads Landscape Character Assessment

The following appendices are available to view on [Planning Committee - 8 May 2026 \(broads-authority.gov.uk\)](#)

The following appendices 1a-f constitute the Broads Landscape Character Assessment SPD

Appendix 1a – [LCA Part 1: Introduction and sections 1 and 2](#)

Appendix 1b – [LCA Part 2: Section 3 map of the 31 character areas](#)

Appendix 1c – [LCA Part 3: Section 3 character areas 1 to 9](#)

Appendix 1d – [LCA Part 4: Section 3 character areas 10 to 21](#)

Appendix 1e – [LCA Part 5: Section 3 character areas 22 to 31](#)

Appendix 1f – [LCA Part 6: References and bibliography](#)

Appendix 2 – [Strategic Environmental Assessment Screening](#)

Appendix 3 – [Consultation Statement](#)

Planning Committee

8 May 2026

Agenda item number 10

Circular 28/83 Publication by Local Authorities of Information about the handling of planning applications Q1 (1 January 31 March) 2026

Report by Planning Technical Support Officer

Summary

This report sets out the development control statistics for the quarter ending

Recommendation

To note the report.

1. Development control statistics

1.1. The development control statistics for the quarter ending are summarised in the tables below.

Table 1

Number of applications

Category	Number of applications
Total number of applications determined	43
Number of delegated decisions	37
Numbers granted	42
Number refused	1
Number of Enforcement Notices	0
Consultations received from Neighbouring Authorities	17

Table 2

Speed of decision

Speed of decision	Number	Percentage of applications
Under 8 weeks	22	51.2
8-13 weeks	0	0

Speed of decision	Number	Percentage of applications
13-16 weeks	0	0
16-26 weeks	0	0
26-52 weeks	0	0
Over 52 weeks	0	0
Within agreed extension ¹	21	48.8
Outside of agreed extension	0	0

- 1.2. Extensions of time were agreed for twenty one applications. Seventeen of these were required because further information was awaited, amendments had been made to the scheme, there had been other discussions which had taken it over time or because a re-consultation was underway. One was due to the applications being taken to Planning Committee and the remaining three were at the request of the case officer.

Table 3

National performance indicators: BV 109 The percentage of planning applications determined in line with development control targets to determine planning applications.

National target	Actual
60% of Major applications ¹ in 13 weeks (or within agreed extension of time)	100%
65% of Minor applications ² in 8 weeks (or within agreed extension of time)	100%
80% of other applications ³ in 8 weeks (or within agreed extension of time)	100%

Author: Thomas Carter

Date of report: 16 April 2026

Appendix 1 – [PS1 returns](#)

Appendix 2 – [PS2 returns](#)

¹ Majors refers to any application for development where the site area is over 10,000m²

² Minor refers to any application for development where the site area is under 10,000m² (not including Household/ Listed Buildings/Changes of Use etc.)

³ Other refers to all other application types

Appendix 1 – PS1 returns

Measure	Description	Number of applications
1.1	On hand at beginning of quarter	46
1.2	Received during quarter	36
1.3	Withdrawn, called in or turned away during quarter	4
1.4	On hand at end of quarter	35
2.	Number of planning applications determined during quarter	43
3.	Number of delegated decisions	37
4.	Number of statutory Environmental Statements received with planning applications	0
5.1	Number of deemed permissions granted by the authority under regulation 3 of the Town and Country Planning General Regulations 1992	0
5.2	Number of deemed permissions granted by the authority under regulation 4 of the Town and Country Planning General Regulations 1992	0
6.1	Number of determinations applications received	0
6.2	Number of decisions taken to intervene on determinations applications	0
7.1	Number of enforcement notices issued	0
7.2	Number of stop notices served	0
7.3	Number of temporary stop notices served	0
7.4	Number of planning contravention notices served	1
7.5	Number of breach of conditions notices served	0
7.6	Number of enforcement injunctions granted by High Court or County Court	0
7.7	Number of injunctive applications raised by High Court or County Court	0

Appendix 2 – PS2 returns

Table 1

Major applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Dwellings	0	0	0	0	0	0	0	0	0	0
Offices/ Light Industry	0	0	0	0	0	0	0	0	0	0
Heavy Industry/Storage/Warehousing	1	1	0	0	0	0	0	0	0	1
Retail Distribution and Servicing	0	0	0	0	0	0	0	0	0	0
Gypsy and Traveller Sites	0	0	0	0	0	0	0	0	0	0
All Other Large-Scale Major Developments	1	1	0	0	0	0	0	0	0	1
Total major applications	2	2	0	0	0	0	0	0	0	2

Table 2

Minor applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Dwellings	6	6	0	3	0	0	0	0	0	3
Offices/Light Industry	0	0	0	0	0	0	0	0	0	0
General Industry/Storage/Warehousing	1	1	0	1	0	0	0	0	0	0
Retail Distribution and Servicing	0	0	0	0	0	0	0	0	0	0
Gypsy and Traveller Sites	0	0	0	0	0	0	0	0	0	0
All Other Minor Developments	10	10	0	3	0	0	0	0	0	7
Minor applications total	17	17	0	7	0	0	0	0	0	10

Table 3

Other applications

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Minerals	0	0	0	0	0	0	0	0	0	0
Change of Use	1	1	0	0	0	0	0	0	0	1
Householder Developments	20	19	1	14	0	0	0	0	0	6
Advertisements	0	0	0	0	0	0	0	0	0	0
Listed Building Consent to Alter/Extend	3	3	0	1	0	0	0	0	0	2
Listed Building Consent to Demolish	0	0	0	0	0	0	0	0	0	0
Certificates of Lawful Development ⁴	0	0	0	0	0	0	0	0	0	0
Notifications ⁴	2	2	0	2	0	0	0	0	0	0
Other applications total	26	25	1	17	0	0	0	0	0	9

⁴ Applications for Lawful Development Certificates and Notifications are not counted in the statistics report for planning applications. As a result, these figures are not included in the total row in Table 4.

Table 4

Totals by application category

Application type	Total	Granted	Refused	8 weeks or less	More than 8 and up to 13 weeks	More than 13 and up to 16 weeks	More than 16 and up to 26 weeks	More than 26 and up to 52 weeks	More than 52 weeks	Within agreed extension of time
Major applications	2	2	0	0	0	0	0	0	0	2
Minor applications total	17	17	0	7	0	0	0	0	0	9
Other applications total	24	23	1	15	0	0	0	0	0	10
TOTAL	43	42	1	22	0	0	0	0	0	21
Percentage (%)		97.7	2.3	51.2	0.0	0.0	0.0	0.0	0.0	48.8

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

Author: Steve Kenny

Date of report: 27 April 2026

Background papers: BA appeal and application files

Planning Committee

8 May 2026

Agenda item number 12

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 25 March 2026 to 22 April 2026 and Tree Preservation Orders confirmed within this period.

Recommendation

To note the report.

Parish	Application	Site	Applicant	Proposal	Decision
Brundall Parish Council	BA/2026/0015/FUL	Plot 10 Hoboroughs Dyke Riverside Estate Brundall Norwich Norfolk	Mr Jeremy Mills	Replace 6m of timber quay-heading with steel, including replacement jetty.	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Burgh Castle Parish Council	BA/2026/0073/APPCON	Waveney Inn And River Centre Staithe Road Burgh St Peter Norfolk NR34 0DE	Mr Paul Spriggins	Details of: Conditions 3, 4 & 5: Vehicular Access, Condition 10: Ecological Enhancement & Management Plan, Condition 13: Landscaping Details and Condition 16: External Lighting of permission BA/2023/0075/FUL	Approve
Ellingham And Kirby Cane PC	BA/2026/0048/HOUSEH	1 Mill Cottages Old Station Lane Ellingham Norfolk NR35 2EX	Miss Penny Elliss	Single storey front extension, two storey side extension, two storey & single storey rear extension over existing flat roof. Plus balcony, replacement timber windows, with UPVC.	Approve Subject to Conditions
Hickling Parish Council	BA/2026/0076/LBC	Whiteslea Lodge Stubb Road Hickling Norfolk NR12 0BP	Mr Richard Crabb	Replacement of the dining room external door and five windows.	Approve Subject to Conditions
Ludham Parish Council	BA/2026/0018/LBC	Hall Common Farm Hall Common Ludham Norfolk NR29 5NS	Mr Stephen Pitkethly	Removal of fire surround & reinstatement of fireplace	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Martham Parish Council	BA/2026/0008/APPCON	46 Riverside Martham Great Yarmouth Norfolk NR29 4RG	Mr & Mrs Fieldhouse	Details of Conditions 4: external materials and treatments, 5: hard and soft landscaping scheme, and 6: water consumption rate assessment of permission BA/2024/0244/FUL	Approve
Oulton Broad Parish Council	BA/2026/0092/NONMAT	Old Maltings Boathouse Caldecott Road Lowestoft Suffolk NR32 3PH	Mr Phillip Long	Change to design of balustrade with introduction of black powder coated stainless steel uprights, non- material amendment to permission BA/2025/0082/HOUSEH	Approve
Repps With Bastwick Parish Council	BA/2026/0047/HOUSEH	Copperfields Staithe Road Great Yarmouth Repps With Bastwick Norfolk NR29 5JU	Mr Phillips	Rear flat roof extension and alterations	Approve Subject to Conditions
Stalham Town Council	BA/2026/0055/FUL	Simpsons Boatyard The Staithe Stalham Norfolk NR12 9DA	Mr Benjamin Simpson	Replace 411m of timber piling with metal sheet piling	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Thorpe St Andrew Town Council	BA/2026/0038/HOUSEH	The Willows 30 Yarmouth Road Thorpe St Andrew Norfolk NR7 0EF	Dr J Hupton	Install 14m of plastic piling with timber decked walkway	Approve Subject to Conditions
West Caister Parish Council	BA/2025/0385/FUL	Caister Castle Castle Lane West Caister Norfolk NR30 5SN	Mr Hill	Installation of 184 panel ground mounted PV solar array	Approve Subject to Conditions
Wroxham Parish Council	BA/2026/0082/NONMAT	Bureside 6 Skinners Lane Wroxham Norwich Norfolk NR12 8SJ	Mrs Rachel Parker	Reduce overall length of pool area by approx. 1.5m, north-west face of building to be open cartlodge-style with timber facing posts along length, south-west face to have windows in easterly section only, non-material amendment to permission BA/2024/0269/HOUSEH	Approve

Tree Preservation Orders confirmed by officers under delegated powers

Parish	Address	Reference number	Description
N/A			

Author: Steve Kenny

Date of report: 23 April 2026