

Planning Committee

9 October 2026

Agenda item number 13

Decisions made by officers under delegated powers

Report by Development Manager

Summary

This report sets out the delegated decisions made by officers on planning applications from 24 July 2026 to 25 September 2026 and Tree Preservation Orders confirmed within this period.

Recommendation

To note the report.

Parish	Application	Site	Applicant	Proposal	Decision
Bradwell Parish Council	BA/2026/0170/COND	Marsh Farm Cottage Sandy Lane Bradwell Norfolk NR31 9EA	Mr Laurie	Removal of existing barn and amendments to approved plans, variation of condition 2 of permission BA/2024/0215/HOUSEH	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Brundall Parish Council	BA/2026/0202/HOUSEH	38 Riverside Estate Brundall Norwich Norfolk NR13 5PU	Mr David Thompson	Replace timber windows with uPVC casement windows	Approve Subject to Conditions
Bungay Town Council	BA/2026/0060/FUL	Homestead Farm Beccles Road Bungay Suffolk NR35 1HX	Mr David Utting	Bridge over the River Waveney for cattle to cross	Approve Subject to Conditions
Burgh St Peter/Wheatacre PC	BA/2026/0192/CLEUD	Waveney Inn And River Centre Staithe Road Burgh St Peter Norfolk NR34 0DE	Mr Paul Spriggins	Lawful Development Certificate for excavation works, laying of foundations and concrete slab, and drainage works for Lodge 7. BA/2023/0074/FUL	CLUED Issued

Burgh St Peter/Wheatacre PC	BA/2026/0184/CLEUD	Waveney Inn And River Centre Staithe Road Burgh St Peter Norfolk NR34 0DE	Mr Paul Spriggins	Lawful Development Certificate for excavation works, laying of foundations and concrete slab and drainage works for Chalets 5 and 6 constitute a lawful commencement of permission BA/2023/0076/FUL for the siting of seven twin unit chalets (fourteen chalets) and associated parking spaces. Construction of new access road adjacent to the north western boundary, to create one-way access arrangement. Extension and reconfiguration of existing car parking areas serving the River Centre and Marinas. Erection of new shower/toilet facilities. Removal of existing storage building and shower/toilet.	CLUED Issued
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Burgh St Peter/Wheatacre PC	BA/2026/0193/CLEUD	Waveney Inn And River Centre Staithe Road Burgh St Peter Norfolk NR34 0DE	Mr Paul Spriggins	Lawful Development Certificate for excavation and construction of section of access roadway, BA/2023/0075/FUL & BA/2026/0073/APPCON	CLUED Issued
Fleggburgh Parish Council	BA/2026/0086/HOUSEH	South Cottage Hall Road Clippesby Fleggburgh Norfolk NR29 3BL	Mrs Charlotte Thurnell	Proposed single storey side extension and detached garage and ancillary residential accommodation linked to main dwelling.	Approve Subject to Conditions
Haddiscoe PC	BA/2026/0162/COND	Toft Monks Mill Haddiscoe Island Haddiscoe	Mr & Mrs Singer	Variation of condition 2, amended design and materials, and details of conditions 3, 4, and 5 of permission BA/2023/0214/FUL.	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Horning Parish Council	BA/2026/0181/HOUSEH	The Boathouse Plot K Bureside Estate Crabbetts Marsh Horning Norfolk NR12 8JP	Mr Kev Monk	Removal of timber hinged boatshed doors and replace with electric roller shutter door, satin black in colour. Removal of timber balustrade and replace with safety glass in satin black frame.	Approve Subject to Conditions
Horning Parish Council	BA/2026/0133/FUL	1B Bureside Estate Crabbetts Marsh Horning Norfolk NR12 8JP	Mr Richard Green	Replacement of day cabin	Approve Subject to Conditions
Oulton Broad Parish Council	BA/2026/0189/NONMAT	Broadlands Residential Home Borrow Road Lowestoft Suffolk NR32 3PW	Mr William Moffat	Amendment to reduce the scope of external terracing works. Non-material amendment to previous permission BA/2025/0075/COND.	Approve

Parish	Application	Site	Applicant	Proposal	Decision
Repps With Bastwick Parish Council	BA/2026/0163/PN	Land At Hall Farm Staithe Road Repps With Bastwick Great Yarmouth Norfolk	Cornerstone	Proposed installation of a 25m lattice tower supporting 3 no. antennas, 3 no. transmission dishes 1 no. equipment cabinet, 1 no. electric meter cabinet and ancillary development thereto including 12 no. Remote Radio Units and a 1.8m chainlink fence.	Prior Approval not Required
Smallburgh Parish Council	BA/2025/0296/HOUSEH	White Chimneys Thimble Hill Wayford Road Smallburgh Norfolk NR12 9LP	Millar	Demolition of existing garage and workshop. Construction of rear extension and new double garage.	Approve Subject to Conditions
Stokesby With Herringby Parish Council	BA/2026/0157/HOUSEH	Manor Farm Mill Road Stokesby With Herringby Norfolk NR29 3EY	Mr Philip Crane	Installation of ground mounted solar panels.	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Thorpe St Andrew Town Council	BA/2026/0187/APPCON	Land To The South Of Griffin Lane Thorpe St Andrew Norwich	Mr Peter Smith	Details of Conditions 3: Construction Environmental Management Plan (CEMP) and 4: 10-year Habitat Management Plan of permission BA/2023/0304/FUL	Approve
West Caister Parish Council	BA/2026/0115/LBC	Caister Hall Caister Castle Castle Lane West Caister Norfolk NR30 5SN	Mr John Hill	Repair & refurbish existing non-sash windows with bespoke aluminium secondary windows fitted inside to windows GFW3 and FFW5. Repair & refurbish existing non-sash window with removal of existing glazing and replaced with new slimlite double glazing to window FFW6.	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Woodbastwick Parish Council	BA/2026/0203/NONMAT	Malthouse Cottage Broad Road Ranworth Norwich Norfolk NR13 6HS	Mr & Mrs Martyn	Add solar panels to rear and side elevations, stone cills to front elevation, change to window and door styles and approved enclosed lobby change to open port, non-material amendment to permission BA/2023/0390/HOUSEH	Approve

Tree Preservation Orders confirmed by officers under delegated powers

Parish	Address	Reference number	Description
N/A	N/A	N/A	N/A

Author: Steve Kenny

Date of report: 29 September 2026