

## The Broads Society

### Minutes of the Northern Rivers Sub-Committee Meeting held on 18 February 2013 at 7.30 pm at the Hotel Wroxham

**Present:** Paul Savage (in the Chair), Keith Bacon, Lesley Bonshor, Michael Brandon-Jones, Peter Cobb, David Edleston, John Pitchers, David Skinner and John Wheelley

In attendance: Carol Palfrey (Administrator/Committee Secretary)

Adrian Clark (BA Senior Waterways and Recreation Officer) had been invited to the meeting to provide an update on the Authority's new Mooring and Access Strategy. A useful discussion with Adrian followed.

- 1 Apologies for**  
Robert Paul and John Scott
- 2 Appointment of Chairman**  
The Main Committee had approved the recommendation that Paul Savage be appointed Chairman of NRS-C.
- 3 Minutes of the meeting of 10 December 2012**  
The minutes had been circulated and were agreed and signed by the Chair of the meeting as a true record.
- 4 Matters Arising**
  - 4.1 Planning Application Utopia and Arcady (Minute 4.1)  
The re-submitted application had been refused on the grounds that the design was inappropriate for the location.
  - 4.2 Solar Farm at Belaugh (Minute 7.3)  
John Pitchers reported that the application had been withdrawn. The applicant had subsequently met with Planning Officers to agree changes which might make the development more acceptable. These included the reclassification of two permissive footpaths as statutory rights of way and a reduction in the overall land area to be used. As one of the two Planning Authorities involved, NNDC had made a detailed and critical assessment of the proposals. However, the new proposals would exclude the field which was within the jurisdiction of North Norfolk District Council and NNDC would therefore be a consultee for the new application. It was not known when the revised plans would be submitted.
  - 4.3 Pylons across Broadland (Minute 9.1)  
The Administrator reported on the meeting of the Main Committee with John Packman and Lesley Marsden. Lesley Marsden (Landscape Officer) had given a short presentation on current and future proposals for undergrounding power lines and explained the Authority's Landscape Sensitivity Study which would form an important evidence base from which to

argue against proposals to erect more power lines in the Broads.

Although the proposal to erect transmission power lines from Lowestoft to Norwich was only a threat at the present time, John Packman stressed the importance of being prepared in the event of the threat materializing. It had been agreed that the Society, as an independent organization, could play a role in evidence gathering and public consultation. Nick Balls had offered to carry out a survey via the Society's website to provide information about the value which people placed on various aspects of the Broads.

As reported at the last meeting, the Society had set up a Working Group and there would be an article on the subject in the next issue of "Harnser".

## **5 Matters Arising from the Main Committee held on 5 February 2013**

The Administrator reported on the main items discussed.

## **6 Issues Relating to the Society's Mission**

### **6.1 Areas of dereliction (including abandoned vessels)**

There was no further news on the Broads Hotel, Hoveton.

### **6.2 Moorings**

This issue was discussed with Adrian Clarke at the beginning of the meeting.

## **7 Planning**

### **7.1 Planning Applications and decisions since 15 October 2012**

A list had been circulated.

3624 and 3625 – Dove House Farm, Horstead – Demolition and outbuilding and erection of conservatory and boatshed  
John Pitchers explained that, before composing a response, he had consulted Peter Cobb, John Scott and David Edleston. In his response he had pointed out the inaccuracy of the statement that the property was largely hidden from view. There was no objection to the erection of a conservatory but the boatshed was unacceptable on account of its "industrial design" using profiled steel for the roof and a steel roller front door. The outbuilding was derelict and there was no objection in principle to demolition but attention was drawn to the possibility of the buildings being used by owls.

[Subsequent to the meeting amended plans were submitted with the proposed roofing now described as "Big-6 profile fibre cement or (unreadable word) roof sheeting – colour dark matte green". As the Committee had unanimously agreed that this

form of roofing was in appropriate and that tiling should be used as on other nearby boathouses, our objection was re-confirmed to the Broads Authority. Following this, a further amendment was submitted by the applicant which dealt with the concerns raised and the objection was withdrawn]

## 7.2 Refusals

The following refusals were noted:

3474 – Utopia and Arcady, Mill Road, Stalham  
Demolition of existing cottages has been approved but the replacement has been refused (see Minute 4.1).

3584 – Hair and Beauty Studio, Ferry Road, Horning  
Change of use to residential units refused.

3606 – Land adjacent to Loke Cottage, Thrigby Road, Filby  
Two storey dwelling refused as the land is outside the development boundary and there are access visibility problems.

3621 – Box End, Grebe Island, Horning  
New boathouse refused on the grounds of over-development and inappropriate scale.

3617 – Staithe Road, Stalham  
Erection of four terraced houses for holiday accommodation

## 7.3 New applications to consider

3639 – Ludham Bridge Staithe, Johnson Street, Ludham  
Installation of electric charging pillar  
Agreed to support the principle of providing electric charging points throughout the Broads but to leave the Broads Authority to deal with any safety concerns.

7.4 3640 – Courtlands, Marsh Road, Hoveton  
Erection of double garage to match existing property  
No objections

3641 – South Quay Marina, Horning Reach  
Proposed additional moorings  
No objections

## 7.3 Any other planning issues

3617 – Staithe Road, Stalham  
It was noted that this application for the erection of four terraced houses for holiday accommodation had been withdrawn.

Norwich Deal Ground Site  
It was noted that an amended plans had been submitted. It was agreed that the Society had nothing further to add to its original comments.

**8 A.O.B.**

- 8.1 Cess Staithe, Martham  
Keith Bacon informed members about a dispute between Martham Parish Council and the local boatyard about ownership of the staithe. The case was due to be heard in the Norwich Magistrates Court.
- 8.2 Wind Turbines  
John Pitchers reported the activities of campaigners at Shipdham who had launched a blimp to demonstrate the height of a proposed wind turbine. David Edleston said that similar action had been taken by South Norfolk Council in relation to a proposal at Hempnall.
- 8.3 South Norfolk Council – “Place Making Guide”  
David Edleston drew members’ attention to this new guide which gave clear and detailed guidance on the principles of good design. It was designed for use as an interactive tool for planners, architect and applicants.

**10. Date of Next Meeting**  
15 April 2013

The meeting closed at 9.10 pm

Signed .....

Date.....