**April 2021**

**20210552; Description**: Demolition of flat roof extension & construction of single storey side extension **Location**: 1 Springdale Road, Brundall, NR13 5QZ. The Council resolved to **support** the application.

**20210442; Description**: Installation of a timber outbuilding **Location**: 23 Station New Road, Brundall, NR13 5PQ. The Council resolved to **support** the application.

**20210426; Description**: First floor extension over garage. **Location**: 94 Lackford Close, Brundall, NR13 5NL . The Council resolved to **support** the application.

**AGM May 2021**

**20210534 - Description**: Variation of condition 9 of permission 20202216 - to establish permitted development rights for the provision within the curtilage of the dwellings of any building or enclosure, swimming or other pool (Class E) and chimneys, flues or soil and vent pipes (Class G). **Location**: Hillside,1 Station New Road, Brundall, NR13 5PQ. The Council resolved **no objections**.

**Appeal Reference: BA/2021/0001/COND** **Site Location**: 39 Riverside Estate, Brundall, Norwich, NR13 5PU Development **Description**: Replacement riverside chalet. Appeal Reference: APP/E9505/W/21/3267755. The Council agreed that the Planning Sub-Group will consider the complicated issues and circulate their conclusions for comment, to be ratified at the next meeting.

**June 2021**

**To ratify comments sent in by the planning sub-group:**

***BA/2/2021/0001/COND 39 Riverside Road.***

***Comment submitted to Planning Inspectorate****: Whilst we do not think the “for holiday use only” condition is unfair, or contra to BA planning policies, it is the limitation imposed by the BA of a limit of only 6 weeks continuous use that is unfair. We regard Condition 5 as rather ambiguous, but our interpretation is that “holiday use” can be for the owner or for him to let to clients. However, we feel that the stipulation of using the accommodation for a period not exceeding six weeks is unfair. We cannot understand how the Planning Officer arrived at this duration. By this we mean that having looked at Policy BRU1 and policies DM25, DM 29 and DM30, we could find no evidence referencing six weeks as a continuous period.*

***20210939*** *- Proposed single storey rear extension, conversion of garage into a study and erection of garden room Oak House,13A Blofield Road, Brundall, NR13 5NN –* ***Comment submitted******- No Objection****.*

***20210805*** *Variation of condition 3 of 20182021 to allow change to opening hours from 11:00 to 21:00 Mondays to Saturdays; Sundays and Bank Holidays 11:00 to 22:00 Location: 116 The Street, Brundall, NR13 5LP Removal/Variation of a condition (S73****) – Comment submitted – Support*** *(but to request that the opening hour be delayed until 12 pm, to reduce any annoyance caused to neighbours by cooking aromas).*

The Council unanimously **resolved** to approve the comments submitted.

**20210957**: First floor bedroom extension with balcony and single-storey rear extension. 19 Mallard Close, Brundall, NR13 5PR. The Council unanimously **resolved** to submit no objection.

**July 2021**

**Application No**: BA/2021/0209/FUL **Proposal**: 10 floating holiday lodges, demolition of shed, replacement quay-heading, installation of floating pontoons and raised pathway **Address**: Broom Marine Services Ltd, Riverside Estate, Brundall, Norwich. The Council unanimously **resolved** to support the application.

**Application No:** BA/2020/0276/HOUSEH **Proposal:** Replace existing quay heading currently in wood to dark brown colour in corrugated plastic sheet piles with horizontal wooden walings **Address**: 60 Riverside Estate, Brundall, Norwich, Norfolk. The Council unanimously **resolved** no objections to the application.

**Application No:** 20211139 **Description**: Reserved matters following outline permission 20191155 - Detailed information regarding the proposed dwelling, materials, drainage, landscaping and access. **Location:** Kenrose,21 Strumpshaw Road, Brundall,NR13 5PA **Application Type**: Reserved Matters. The Council unanimously **resolved** no objections to the application.

**August 2021**

**20211277 - Description**: Erection of a detached outbuilding. Location: Fraydohn,64 Cucumber Lane, Brundall, NR13 5QR Application Type:

**20211398 - Description**: Replacement Cart Shed Location: 2 Low Farm Barns, Postwick Lane, Brundall,NR13 5RQ Application Type:

**Application No**: **BA/2021/0105/FUL** Proposal: Replace quay-heading, widen wet dock and install finger jetty. Address: Plot 17 The Mallards, 17 Brundall Bay Marina, Riverside Estates, Norwich Norfolk.

The Council unanimously **resolved** no objections to the above planning applications.

**20211287 - Description**: Erection of 4 No Dwellings Location: Land At Oakhill, Brundall, NR13 5AQ Application Type: Full Planning. DCllr Nurden has called this application in to be considered by the BDC Planning Committee. Several strong and coherent objections to the application are on the website citing: access issues, no pavement, overdevelopment of the site, threat to the ecological habitat of the site, TPOs on the trees on site but a guarantee should be sought to protect their integrity for the future, damage already caused to the infrastructure. The Council objected to the previous 3 applications submitted for the site. The Council **resolved**, with 1 abstention, to object to the application on the grounds discussed.

**September 2021**

|  |
| --- |
| **Planning**  **Ratification of the following decisions:**  ***20211537 - No Objection*: Description**: Variation of condition 4 of 20100042 - to amend hours of operation to 07.30 - 18.00 **Location**: 2 Braydeston Avenue, Brundall, NR13 5JX  **20211490 - *No Objection* Description**: 1. Single story rear extension with flat roof, bi fold glass doors to garden and window to side aspect. 2. Removal of timber garage which is attached to side of property to be replaced with a single storey brick extension **Location**: Heathside,12 Postwick Lane, Brundall, NR13 5LR  **20211539 - *No Objection* Description**: Construct new driveway and dropped kerb to improve access. Close off existing driveway. **Location**: Land Adjacent 39 Strumpshaw Road, Brundall, NR13 5PG  The Council unanimously **ratified** the decisions submitted.  **20211493 - Description:** The erection of 6.no commercial units (within flexible use classes E(a), E(b) and E(c)) and an adjacent solar park **Location:** Land to South of A47 and North of Yarmouth Road, Blofield **Application Type**: Full Planning. This application is Postwick with Witton not Blofield as stated by BDC. The Council unanimously resolved to **object** to the application on the grounds of increased congestion and traffic on Yarmouth Road and the Cucumber Lane roundabout. It will escalate the problems already there. No further assessment appears to have been done to include the 2 further developments approved since the original permission was passed for a single supermarket on the site. There is poor pedestrian access to the site and no safe place to cross Yarmouth Road included in the application. There were no objections to the solar panels.  **20211660 -** **Description**: Proposed 2 storey rear extension and carport addition to existing double garage **Location**: 14 The Street, Brundall, NR13 5LB **Application Type**: Householder. The Council unanimously resolved **no objections**.  **BA/2021/0368/HOUSEH** **Location:** Riverside Lodge 17 Riverside Estate Brundall Norwich Norfolk NR13 5PU **Description**: Decking and habitation usage of mezzanine floor (retrospective). Installation of new sewage treatment plant. Installation of 'eyebrow' window on west elevation. The Council unanimously resolved **no objections**. |

**October 2021**

**BA/2021/0384/FUL** Proposal: Re-profiling of moorings including 20m of new piling with walkway Address: 13 And 14 Riverside Estate, Brundall, Norwich, NR13 5PU

**BA/2021/0386/FUL** Proposal: Replacement quay heading and walkways Address: Serena & Yare Breaks, 31 & 32 Riverside Estate, Brundall, Norwich

The above applications were considered together and the Council had **no objections**.

**20211287** - Description: Erection of 4 No Dwellings Location: Land At Oakhill,Brundall,NR13 5AQ (Amended Plans). The Council **resolved**, with 1 abstention, that the revised plans have not been amended enough to change any of the objections already submitted: over development of the site, traffic concerns, loss of land and trees.

**November 2021**

**Planning**

**BA/2021/0424/FUL** Proposal: Demolition of existing chalet (retrospective) and replacement Address: 13 Riverside Estate, Brundall, Norwich, NR13 5PU. The Council had **no objections**.

**20211917 -** Description: Variation of Condition 2 of Planning Permission 20171386 to enable revised dwelling designs and siting details to 23 dwellings previously approved in 'Phase 1' Location: Land East of the Memorial Hall, Links Avenue, Brundall, NR13 5LL Application Type: Removal/Variation of a condition (S73). The Council voted to **object** on the grounds that the information provided is incomplete as the highways entrance is not visible on the plans available and therefore there is insufficient information to make a decision on the whole. Concerns have previously been raised about the access.

**20211885** - Description: Development of land with one dwelling Location: Land to rear of Riverdale, Strumpshaw Road, Brundall, NR13 5PA Application Type: Planning Application Outline. The Council voted to **object** on the grounds that the site is outside the settlement area, there is a lack of ecological assessment, it is contrary to the development plans, access, against the Joint Core Strategy policy 1 against climate change and protecting environmental assets.

**20211941** - Description: Retrospective application for erection of fence on side and front border of property Location: 61 Braydeston Crescent, Brundall, NR13 5LD Application Type: Householder. The Council had **no objections.**

**December 2021**

None

**January 2022**

The Council **ratified**, with 1 abstention, the comments submitted to the following 2 applications:

**20211287** - Description: Re-consultation - Erection of 4 No Dwellings Location: Land At Oakhill, Brundall, NR13 5AQ. Applicant: Mr Chris Williams:

Brundall Parish Council **continues its objections** to development of land off Oakhill (20211287) for the following reasons:

1. Plans do not provide lasting (via water flow and space) protection for protected Trees. There also needs to be plans and timing *details for landscaping and management during the establishment of trees and hedgerow planting.*
2. Plans do not show how and where species like hedgehogs will thrive and be protected on the site.*Plans do not show location of bird and bat boxes.*
3. Whilst Plot 3 is too high, those properties already built next to Oakdale Road residents appear to badly overshadow and block out light.
4. There is serious concern for the safety of pedestrians on Oakhill as they must walk on the road. Brundall Parish Council recommends a footpath needs to be provided.
5. There is a need to improve the road/access turnings on the new development - as larger vehicles are having difficulty negotiating entrance.
6. Roads on the new site need to be adopted.

Brundall Parish Council considers the present building proposals are an **overdevelopment of the site**.

Brundall Parish Council asks environmental and infrastructure conditions to be met before commencing any further building.

**20212175** - Description: Extension to create Attic Rooms Location: 5 Holmesdale Road, Brundall, NR13 5LX Application Type: Householder – **No objection**

The Council considered the following application:

**20212278** - Description: Proposed single storey extension to rear Location: Halt Cottage, 20 West End Avenue, Brundall, NR13 5RF Application Type: Householder. A member of the public read out their objection to the application. The property is for sale and the application has been submitted by the purchaser. The current owner gave the planning group access to the property. The Council **approved**, with 3 abstentions, the following comments and objections: BPC is concerned about the size of the proposed extension in relation to the existing property and neighbouring property; the removal of trees not mentioned on the application; impact on the environment; impact on existing trees; no arboricultural report; concerns about drainage.

**February 2022**

**20220108 -** Description: Erection of 6 no. single storey dwellings and the construction of a vehicular access (existing dwelling to be demolished) Location: Land at 15 Highfield Avenue, Brundall, NR13 5NT. Application Type: Full Planning

[Cllr Wilkins excused himself from the discussion and Cllr Warns took the Chair]

Various members of the public voiced their concerns and objections to the application.

The Council **resolved**, with 1 abstention, to **object** to the application on the following grounds:

1. 3 houses within the development are outside the settlement boundary and contrary to Policy GC2.
2. Our Housing Policy 2012 states that Brundall PC will only accept 100 houses (see attached).
3. The development is contrary to NPPF16 conserving and enhancing the historic environment. We believe the proposed and unnecessary demolition of this house and the over-development of its surrounding gardens would be an insensitive and careless interpretation of local housing policy and planning regulations. It would be a tragic physical loss, not only to the immediate locale of Highfield Avenue and its neighbouring residents but also to the village as a whole.
4. Policy EN2 Protection and enhancement of landscape and settlement character states:
5. "Development proposals should demonstrate that their location scale design and materials will protect, conserve and where possible enhance the special qualities and local distinctiveness of the area including its historical, biodiversity and cultural character". The demolition of the dwelling is clearly only to serve creating the roadway and has paid no regard to the special historical and character of the house to be demolished.
6. The proposed inner road is to be gravel only with no footpaths. This is unsatisfactory for the reasons that people with physical disabilities need a tarmac footpath to enter and exit the development.
7. In the Site allocation DPD policy document 2016, point 4.4, (page 54) the Joint Core strategy states that Brundall should accommodate 50 houses and potentially as part of the 2000 units smaller sites in the NPA allowance. However, Brundall has already endured subsequent planning approvals i.e; 155 houses (Berryfields 20161483), 170 houses (Quantum Land 20171386) with a number of small developments totalling approximately 13 houses, such as Hillside, Oakhill and Station New Road. 338 houses of the extra 2000 smaller units should count as being sufficient for Brundall and it has "done its bit".
8. The proposed site entrance is in a precarious position with TPO lime trees either side causing an unacceptable visibility splay issue. The dangerous location will pose a problem with the construction traffic and for the cars entering the site once the housing is built. Highfield Avenue is a 30- mph road whereby in Dec 21 our SAM2 speed device captured data as follows in one month:

23200 cars passing one way

4805 cars exceeded 35 mph to 40 mph

830 cars travelled at 40 to 45 mph

133 cars exceeded 45 mph.

1. The amount of car parking space per house will be inadequate and so extra parking will be used on Highfield itself causing further hazards.
2. The dwellings are more than 45m away from the Highfield Ave highway and therefore, as no fire hydrant has been planned in, this is contrary to the Fire Service's regulations for developments.
3. There is no emergency access for the site.

Incidental information: Residents reported to the council that, during a site meeting, the developer told them that if he did not get planning consent, he intends to offer the land to Hopkins Homes and asked the Council to pass this information onto to the Planning Department.

**March 2022**

**To consider the following applications:**

**20220108 -Re-consultation: -**Description: Erection of 6 no. single storey dwellings and the construction of a vehicular access (existing dwelling to be demolished) Location: Land at 15 Highfield Avenue, Brundall, NR13 5NT (These amendments take the form of:- A revised site layout has been submitted to take account of the Highway Authority comments). Mo further comments entered

**20220282 -** Description: Single storey side extension Location: 3 Morse Close, Brundall, NR13 5LG Application Type: Householder No Objection

**20212278 -** Description: Proposed single storey extension to rear Location: Halt Cottage,20 West End Avenue, Brundall, NR13 5RF **No Objection**

**20220212 -** Description: Variation of condition 3 of permission 20160064 (Change of Use from Professional Services (A2) to Cafe (A3)) to allow outside seating area to rear (Retrospective) Location: 78 The Street, Brundall, Norwich, NR13 5LH Application Type: Removal/Variation of a condition (S73) - **No Objection**

**20220278 -** Description: Permanent change of use from residential to mixed use residential/childminding business for up to 12 children Location: Avondale Lodge,18 Postwick Lane, Brundall, NR13 5LR Application Type: Full Planning - **No Objection**

**To Ratify the following comments made by the planning sub group:**

**20220188** - Description: Single storey side extension Location: 28 St Laurence Avenue, Brundall, NR13 5QH Application Type: Householder – **No Objection**

**20211539** - Description: Construct new driveway and dropped kerb to improve access. Close off existing driveway. Location: Land Adjacent 39, Strumpshaw Road, Brundall, NR13 5PG Applicant : Mr Jason Taylor – **No objection**