

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 4 May 2022

Item	Updates	Page No
1	Following receipt of further correspondence on behalf of neighbouring properties and to allow this to be reviewed by officers and the Lead Local Flood Authority, this application has been deferred from the agenda.	
2	See above.	
3	See above.	
4	See above.	
5	<p>The application proposes new overnight accommodation and following on from paragraph 5.14 of the Committee report, a fourth reason for refusal is proposed:-</p> <p>The proposal is within the catchment area of the Broads Special Area of Conservation. Insufficient information has been submitted to enable the Local Planning Authority to undertake a Habitat Regulations Assessment to assess the potential nutrient impact(s) of the proposal on protected sites under Regulation 63 of the Habitats Regulations.</p>	38
6	<p>1 additional neighbour comment with concerns over:</p> <ul style="list-style-type: none"> -Plans being unable to satisfy building control due to 'inadequate' construction so far. - Future implications with subsidence and insurance. -Overlooking -Flooding and water run off <p>Officer Observations:</p> <ul style="list-style-type: none"> - The Building Regulations sit separately from planning and any granting of planning permission does not negate the need to gain building regs approval - As highlighted previously building regulations approval will be required regardless of any planning approval. Any subsequent insurance related issues are not 	43

	<p>considered to represent a reason to refuse this planning application.</p> <ul style="list-style-type: none">- Overlooking and flooding/run off issues are already addressed in the assessment section of the report.	
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