Fusion 13
Attention: Mr Lee Marsh
9 Princes Street
Norwich
NR3 1AZ

Date Of Decision : 07 February 2017
Development : 5 No Dwellings with Associated External Works including 1.8 m wide footway between site and junction of Blofield Corner Road and Woodbastwick Road.
Location : Land at Woodbastwick Road, Blofield
Applicant : PPAP Pension Fund
Application Type : Planning Application Outline

Town & Country Planning Act 1990

The Council in pursuance of powers under this Act GRANTS OUTLINE PLANNING PERMISSION for the development referred to above in accordance with the submitted plans and application forms subject to the following conditions:-

1 Application for approval of the 'reserved matters' must be made to the Local Planning Authority not later than the expiration of THREE years beginning with the date of this decision.

The development hereby permitted must be begun in accordance with the 'reserved matters' as approved not later than the expiration of TWO years from either, the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such reserved matter to be approved.

2 Application for the approval of the 'reserved matters' shall include plans and descriptions of the:
   (i) access
   (ii) the appearance of all buildings including the precise details of the type and colour of the materials to be used in their construction; and
   (iii) the landscaping of the site

Approval of these 'reserved matters' must be obtained from the Local Planning Authority in writing before any development is commenced and the development shall be carried out in accordance with the details as approved.

3 The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.
Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall indicate:-
(a) the species, number, size and position of new trees and shrubs at the time of their planting.
(b) all existing trees and hedgerows on the land, with details of any to be retained (which shall include details of species and canopy spread, root protection areas as required at para 4.4.2.5 of BS5837: 2012), together with measures for their protection during the course of development
(c) specification of materials for fences, walls and hard surfaces,
(d) details of any proposed alterations in existing ground levels and of the position of any proposed excavation or deposited materials,
(e) details of the location of all service trenches.

The scheme as approved shall be carried out not later than the next available planting season following the commencement of development or such further period as the Local Planning Authority may allow in writing. If within a period of FIVE years from the date of planting, any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, [or becomes in the opinion of the Local Planning Authority, seriously damaged or defective] another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Prior to the first occupation of any of the dwellings hereby permitted precise details of the hedge(s) to be planted, including species, sizes, spaces or density and siting, along the eastern boundary of the site, shall be submitted to and agreed in writing with the Local Planning Authority. The hedge(s) shall be planted in accordance with the details as approved prior to any of the dwellings hereby permitted being occupied. Any plants which die, are diseased, are removed or otherwise fail within the first five years following planting shall be replaced with the same species and size of plant unless otherwise agreed in writing with the Local Planning Authority.

All existing hedges or hedgerows shall be retained, unless specified on the approved drawings as being removed. Prior of commencement of development, all hedges and hedgerows on and immediately adjoining the site shall be protected from damage during the construction period, in accordance with details submitted to and approved by the Local Planning Authority. Any parts of the hedge or hedgerow removed without the consent or which die or become, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development shall be replaced in accordance with details submitted to and approved by the Local Planning Authority.

Prior to the occupation of any of the dwellings hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan in accordance with the highway specification (Dwg. No. TRAD 1) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
Prior to the first occupation of any of the dwellings hereby permitted visibility splays measuring 2.4 m x 59 m shall be provided to each side of each of the accesses where they meet the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 m above the level of the adjacent highway carriageway.

Prior to the first occupation of any of the dwellings hereby permitted the proposed on-site car parking and manoeuvring areas shall be laid out in accordance with the approved plan and retained available for that specific use.

A. Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the highway improvement works (new section of 1.8 m wide footway linking across site from Blofield Corner Road to Heath House) have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

B. Prior to the commencement of the development hereby permitted the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

The details required by conditions 1 and 2 above shall not include provision for more than 1000 sq m of combined development floorspace (including any garaging).

The reasons for the conditions are:-

1. The time limit is imposed in compliance with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The application is submitted in outline form only and the reserved matters are required to be submitted in accordance with the requirements of Part 3 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3. For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.

4. To ensure the provision of amenity afforded by appropriate landscape design in accordance with Policies GC4, EN1, EN2 and EN3 of the Development Management DPD (2015).

5. To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features in accordance with Policies GC4, EN2 and EN3 of the Development Management DPD (2015).

6. To ensure continuity of amenity afforded by existing hedges or hedgerows in accordance with Policy EN2 and EN3 of the Development Management DPD (2015).
To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy TS3 of the Development Management DPD (2015).

In the interests of highway safety in accordance with Policy TS3 of the Development Management DPD (2015).

To ensure the permanent availability of the parking manoeuvring area, in the interests of highway safety in accordance with Policies TS3 and TS4 of the Development Management DPD (2015).

To ensure that the highway improvement works are designed to an appropriate standard in the interests of highway safety and to protect the environment of the local highway corridor in accordance with Policy TS3 of the Development Management DPD (2015).


Plans and Documents

Amended Dwg No 01_A Location & Site Plans received 07 November 2016
Design & Access Statement received 14 September 2016
Additional Sensitive End Use Questionnaire received 19 September 2016

Informatives:-

The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.

The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. The amount of levy due will be calculated at the time the reserved matters application is submitted. Further information about CIL can be found at www.broadland.gov.uk/housing_and_planning/4734.asp

The site is subject to a related agreement under Section 106 of the Town and Country Planning Act 1990.

If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from CNC Building Control Consultancy who provide the Building Control service to Broadland District Council. Their contact details are; telephone 0808 168 5041 or enquiries@cncbuildingcontrol.gov.uk and the website www.cncbuildingcontrol.gov.uk
It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a legal agreement between the applicant and the County Council. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's Highways Development Control Group based at County Hall in Norwich. Please contact (insert appropriate contact details).

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the applicants own expense.

Signed

[Signature]

Mr P Courtier
Head of Planning
Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 0DU
Information relating to appeals against the decision of the Local Planning Authority.

If you are aggrieved by this decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

There are different time limits for appealing against the different types of application:

- If this is a decision relating to a householder application then any appeal must be made within **12 weeks** of the date of this notice.
- If this is a decision against any other type of application then any appeal must be made within **6 months** of the date of this notice.
- If an enforcement notice has been served for the same or substantially the same development within the period of two years before this application was made, or subsequently, then the period within which an appeal can be lodged is reduced to **28 days** from the date of this decision or 28 days from the serving of the enforcement notice, whichever is the later.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, Tel: 0303 444 00 00 or via the Planning Portal at [https://www.gov.uk/appeal-planning-inspectorate](https://www.gov.uk/appeal-planning-inspectorate)

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

**Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.