

Agent

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Applicant

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Norfolk

Application Type :Outline

Ref: 2018/1792

APPROVAL OF OUTLINE PLANNING PERMISSION

Location: Land South Of, Norwich Road, Chedgrave, Norfolk,

Proposal: Outline planning application (all matters reserved) for up to 5 dwellings including self-build plots

Particulars of decision: The District Council hereby gives notice in pursuance of the Town and Country Planning Act 1990 that outline planning permission **has been granted** for the carrying out of development referred to above in accordance with the application form and plans submitted subject to compliance with the following conditions:

1. Application for the approval of the reserved matters must be made before the expiration of ONE YEAR from the date of this permission. The development hereby permitted should be begun before the expiration of TWO YEARS from the date of approval of the last of the reserved matters to be approved.

Reason for the condition

A reduced time limit is imposed to ensure there is a realistic prospect of housing being delivered in 5 years in line with paragraph 76 of the NPPF as the Local Planning Authority's decision to grant planning permission has been made on the basis of a lack of a sufficient five year supply of housing. Furthermore a time limit is required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development whatsoever shall take place until the plans and descriptions giving details of the reserved matters referred to above shall have been submitted to and approved in writing by the local planning authority. These plans and descriptions shall relate to:
the access, appearance, scale, landscaping and layout of any building to be erected together with the precise details of the type and colour of the materials to be used in their construction.

Reason for the condition

For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.

3. The development hereby permitted shall be take place in accordance with drawing number: JLP_001_B Rev. P1 submitted on 10th August 2018.

Reason for the condition

For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.

4. Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

Reason for the condition

To ensure adequate off-street parking during construction in the interests of highway safety in the interests of highway safety in accordance with Policy DM3.11 of the South Norfolk Local Plan Development Management Policies Document 2015 This needs to be a pre-commencement condition as it deals with the construction period of the development.

5. Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence, unless otherwise agreed in writing, until detailed drawings for the provision of a pedestrian footway along the site frontage to adoptable standard has been submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of any of the dwellings hereby the approved pedestrain footway shall be completed in exact accordance with the agreed details.

Reason for the condition

To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with Policy DM3.11 of the South Norfolk Local Plan Development Management Policies Document 2015.

6. No development shall commence on the site until the Local Planning Authority has been provided with written evidence that a Traffic Regulation Order for an extension to the 30 mph speed limit on Norwich Road has been secured by the Local Highway Authority.

Reason for the condition

Details are required prior to commencement in the interests of highway safety in accordance with Policy DM3.11 of the South Norfolk Local Plan Development Management Policies Document 2015. This needs to be a pre-commencement condition which needs to be resolved at an early stage in the process.

7. In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until :
 - 1) a report has been submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified and

2) the agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

Reason for the condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM 3.14 of the South Norfolk Development Management Policies 2015.

8. Prior to the commencement of work on site, full details of the means of surface water drainage, shall be submitted to and agreed in writing with the local planning authority. The details should include the results from percolation tests; incorporate installation of water efficiency and water saving devices such as rain saver systems, if appropriate [and the management and maintenance details]. The development shall be carried out in accordance with the agreed details prior to the first occupation and shall be retained as such thereafter.
It should be noted that it is the applicants/developers/owners responsibility to ensure adequate drainage of the site so as not to adversely affect surrounding land, property or highway.

Reason for the condition

Details are required prior to commencement to minimise the possibilities of flooding in accordance with Policy 1 of the Joint Core Strategy.

9. The development hereby approved shall be carried out in accordance with the mitigation and enhancement measures as set out in the submitted Ecological Appraisal received on 10th August 2018, unless otherwise first agreed in writing by the Local Planning Authority.

Reason for condition

To conserve and enhance ecology in accordance with Policy 15 of the NPPF.

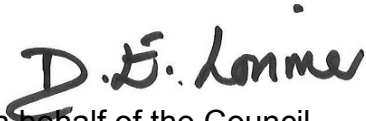
1. NOTE : It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant 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 Management Group based at County Hall in Norwich..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.

2. NOTE : The authority can confirm it has worked in a positive and proactive manner, based on seeking solutions to problems arising in relation to dealing with this planning application, in accordance with the National Planning Policy Framework.

This permission refers only to that required under the Town and Country Planning Act 1990 and does not include any consent or approval under any other enactment, bylaw, order or regulation and specifically any consent required under the Building Regulations 2010 (as amended). The attached notes for applicants are also part of this decision notice.

A handwritten signature in black ink, appearing to read "D.E. Linnier". The signature is written in a cursive, slightly stylized font.

On behalf of the Council

Date of Application: 10 August 2018
Date of Decision: 28 September 2018

South Norfolk House, Cygnet Court, Long Stratton, Norwich, NR15 2XE
Tel : 01508 533633, Text phone 01508 533622,
Freephone 0808 168 2000, Email planning@s-norfolk.gov.uk,
Website www.south-norfolk.gov.uk



Decision Notice & Notes Attached

Approved Plans:

The Council's approval is only for the details shown on the plans originally submitted or, if amended, as listed on the decision notice. If you wish to change the approved plans in any way, please contact Planning Services quoting the application reference number to check if the changes would be acceptable. In some case/s, a fresh application for approval will be required for the proposed changes. You should not change the approved plans and start work until the proposed changes are approved by the Council.

Conditions of Approval:

If the Council's approval is subject to conditions, you must ensure that any action required, including the need to obtain the Council's further approval for items such as landscaping details or materials to be used, is taken before work commences.

The Council has the power to take action to force compliance with the approved plans and/or the requirements of any conditions attached to the decision notice. Any failure to carry out work strictly in accordance with the approved plans and/or any conditions may result in the work having to be removed or changed.

Notice of Commencement of Work

Before work starts on proposal, please complete and return the notice below to the Council at the address given. This will help us to check that the approved plans and conditions are being complied with. Please note this is not a formal notice of commencement for the purposes of the Building Regulations.

TO: Growth and Business Development, South Norfolk Council, Swan Lane, Long Stratton, Norfolk, NR15 2XE

Application Reference Number: 2018/1792

Description of Development: Outline planning application (all matters reserved) for up to 5 dwellings including self-build plots

Location/address of Development: Land South Of Norwich Road Chedgrave Norfolk

Contact Name: _____ Phone No: _____

Work on the above proposal is to commence on: Date: _____

If Building Regulation approval has already been obtained please quote Reference no: _____

Signed: _____

**Please ensure that your expired
Site Notice is removed**



Notes relating to decisions on Applications for Planning Permission or Listed Building Consent under the provisions of the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990

Important

Any permission granted relates only to that required under the relevant Town and Country Planning or Listed Buildings and Conservation Areas Acts and does not include any other consent or approval required under any other enactment, bylaw, order or requisition.

Consent under the Building Regulations may be required for the proposal and work should not proceed until any necessary consent has been obtained. Please contact CNC Building Control on (0808 1685041), or enquiries@cncbuildingcontrol.gov.uk for more information.

1. Demolition of Listed Building

Attention is drawn to Section 8(1)-(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that total or significant demolition may not be undertaken (despite the terms of any consent granted by the Council) until notice of the proposed demolition has been given to English Heritage, Architectural Investigation Section, Brooklands Avenue, Cambridge CB2 2BU. English Heritage must be given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it. The relevant form is available on request from the Council.

2. The needs of Disabled People

The Council must draw your attention to certain requirements for the needs of disabled people. Facilities including the means of access, parking, the provision of toilets and notices indicating such facilities, have to be provided in:

- a. any premises to which the public are to be admitted, whether or not on payment;
- b. office, shop, railway or factory premises in which people are employed;
- c. schools, universities and colleges.

Further information can be obtained by contacting the Council's Building Control section.

For detailed guidance you are also recommended to refer to:

- i) *The Chronically Sick and Disabled Persons Act 1970 (as amended by The Disabled Persons Act 1981, Sections 4, 7, 8 and 8a);*
- ii) *The British Standard Code of Practice on access for the disabled to buildings (BS 5810, 1979);*
- iii) *Design Note 18, 'Access for the Physically Disabled to Educational Buildings' published on behalf of the Secretary of State.*
- iv) *BS 5588, Part 8, 1988 Code of Practice for Means of Escape for Disabled People.*

3. Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to refuse consent, permission or approval for the proposed development or works or to grant it subject to conditions, you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Time periods to submit appeal

If the application relates to minor commercial development (as defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015) this should be submitted with **12 weeks** of the date of this notice

If the decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, any appeal must be submitted within **28 days** of the date of this notice

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

In all other cases the appeal should be submitted within **six months** of the date of this notice.

Appeals can be made online at <http://www.gov.uk/planning-inspectorate> If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel no. 0303 444 5000

The Secretary of State can allow a longer period for giving notice of 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. The Secretary of State need not consider an appeal if it seems to the Secretary of State that permission for the proposed development could not have been given by the Council or could not have been given without the conditions imposed having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order and to any directions given under a development order.

4. Purchase Notices

If permission or Listed Building Consent to develop land or carry out works is refused or granted subject to conditions, whether by the Council or by the Secretary of State for the Environment, the owners of the land may claim that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of either Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Compensation

In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. These are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



After Planning comes Building Control

Building Control is a statutory requirement on the vast majority of building projects (including internal alterations and conversions) irrespective of whether planning permission has been required or not.

It is the process of ensuring projects are completed in accordance with the building regulations and exists to ensure that the safety and well-being of any person is not compromised by changes or work that takes place.



CNC Building Control can help in numerous ways, including:

- Technical input and pre-submission advice
- Guidance on applying for and registering an application
- Becoming part of your design team
- Ensuring projects are completed timely and to budget, including providing advice and guidance on related facets such as energy reports, acoustic issues, air tightness testing and fire strategy.

In essence, CNC will support you through your project from pre-planning and commencement all the way to project completion and issuing of certification.

For more information or to obtain a quotation, please use one of the following:

Email – quotations@cncbuildingcontrol.gov.uk

Phone – 0808 168 5041

CNC Building control provides the statutory building control functions for the Local Authority areas of Kings Lynn and West Norfolk, Fenland, South Norfolk, Norwich City, and Broadland.



**Borough Council of
Kings Lynn &
West Norfolk**



**Fenland
District Council**

