

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2017/1352/F	CASE OFFICER	Natalie Levett
LOCATION:	DEREHAM Land adj Osier Farm Neatherd Moor, Dereham	APPNTYPE:	Full
APPLICANT:	Mr G Humphries Osier Farm Neatherd Moor	POLICY:	Out Settlemnt Bndry
AGENT:	Jonathan W Burton 12 Park Road Dereham	ALLOCATION:	N
PROPOSAL:	Remove piggery units (pig farm), erect detached dwelling and garage		
		CONS AREA:	N
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

The application is being reported to committee because it is outside of the defined Settlement Boundary and therefore contrary to the Development Plan.

KEY ISSUES

- Principle of Development
- Design and Impact on the Character and Appearance of the Area
- Impact on Amenity
- Access and Highway Impact
- Impact on Trees
- Impact on Ecology
- Other Matters

DESCRIPTION OF DEVELOPMENT

Planning permission is sought to redevelop and change the use of the site to provide a two-storey, six-bed dwelling and triple garage with studio over, following the demolition of three piggery units associated with the pig farm. The residential use would replace the existing agricultural use.

The new dwelling would be a two storey detached structure with front and rear gable projections. The garage would also be two storeys and detached with useable space at second floor level. This space would be served by front and rear dormer windows. The proposed pallet of materials would be brickwork with a clay pantile roof.

A new residential curtilage would be formed and access would be from Neatherd Road.

SITE AND LOCATION

The application site is located at Osier Farm, on Neatherd Road and to the east of Dereham, but outside and close to the town's settlement boundary. The site is currently occupied by existing agricultural buildings. These are being used as a piggery, with up to 1,000 pigs on site. The site area amounts to circa 0.4 hectares in area. Osier Farm is accessed from Neatherd Road by an tarmacked access track. The immediate area contains arable farmland and there are two other residential dwellings to the south west of the site. The closest built up residential area of the town is approximately 200m to the west and consists of traditional detached dwellings. There are a number of ponds in the vicinity of the site and it is located adjacent to the Neatherd Moor, County Wildlife Site (CWS).

EIA REQUIRED

Not required.

RELEVANT SITE HISTORY

There is a history of applications at the site the most relevant and recent being;

3PL/2017/0198/F - Demolition of existing farm buildings and erection of new dwelling. Withdrawn - 24/05/2017 due to insufficient information

3PL/2014/0139/F - Removal of existing piggery units (pig farm) and erection of single dwelling & garage. Refusal - 01/04/2014 (grounds: a) outside settlement boundary, b) unacceptable consolidation of residential development, c) unsustainable development)

3PL/2013/0325/F - Removal of existing piggery units (pig farm) and erection of single dwelling & garage. Refused - 01/11/2013 (ground: outside settlement boundary)

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.01	Housing
CP.04	Infrastructure
CP.08	Natural Resources
CP.09	Pollution and Waste
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.12	Trees and Landscape
DC.16	Design

DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

DEREHAM T C

There were concerns that this is a change of use, and outside of the development area. An increase in traffic would have an impact on the rural setting and public open space. Concerns were raised regarding how the building would sit within the rural setting. Further concerns about drainage were raised.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

The submitted Preliminary Ecological Appraisal is of a high standard. If approval is recommended the following conditions are required:

- A method statement in relation to great crested newts.
- If any trees are to be impacted upon by the proposed development, bat roost potential surveys should be carried out.
- The vegetation clearance works subject to a timing constraint.
- Repeat eDNA surveys on adjacent ponds if no development has been undertaken within two years.

TREE AND COUNTRYSIDE CONSULTANT

It is recommended that operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) supplied by Oakfield, ref: OAS/17-070-AR01 Rev A.

CONTAMINATED LAND OFFICER

No objections, subject to conditions regarding:

- Desk Study/Site Investigation; and
- Unexpected Contamination

NORFOLK COUNTY COUNCIL HIGHWAYS

You will be aware that this Authority has previously raised no highway objections in principle to similar proposals for the demolition of the existing piggery units and the erection of a dwelling under planning refs 3PL/2013/0325/F, 3PL/2014/0139 and 3PL/2017/0198/F.

RAMBLERS ASSOCIATION: NORFOLK AREA

We have concern about potential conflict between vehicles and users of Dereham Footpath 19. We would therefore request that suitable control measures be introduced to minimise the risks of this conflict. It appears speed humps had been installed along the lane and then removed.

FACILITIES MANAGEMENT

No Comments Received

REPRESENTATIONS

The application was advertised in the local press, a site notice displayed on 8th November 2017, and letters sent to the five neighbouring residents. One representation in support of the proposal was received, and can be summarised as follows;

- The proposal would result in a reduction of heavy traffic.
- We are in support of the scheme and are of the view it will improve the locality.
- There will be an improvement in the local environment with the removal of the inevitable smells associated with pig farming.
- The proposal would be of benefit to the local community and users of Neatherd Moor.

ASSESSMENT NOTES

1.0 Reason for Committee Determination

1.1 The application is being referred to Committee for determination because the site is outside the Settlement Boundary and recommended for approval.

2.0 Principle of Development

2.1 This application seeks planning permission for the construction of a two-storey, six-bed dwelling and triple garage with studio over, following the demolition of three piggery units associated with the pig farm on land outside of any defined Settlement Boundary (although in close proximity to the north and east of the Dereham Settlement Boundary). For this reason, the proposal conflicts, in principle, with Policies SS1, DC2 and CP14 of the adopted Core Strategy and Development Control Policies Development Plan Document, (2009), which seek to focus new housing within defined Settlement Boundaries.

2.2 However, paragraph 49 of the NPPF states that where an Authority does not have an up-to-date five year housing land supply (the current published figure is 4.6 years), the relevant local policies for the supply of housing, as referred to above, should not be considered up-to-date and that housing applications should be considered in the context of the presumption in favour of sustainable development.

2.3 The NPPF constitutes guidance for local planning authorities and decision-takers and is a material consideration in the determination of planning applications to achieve sustainable development. The Government outlines three dimensions to sustainable development: economic, social and environmental, (paragraph 7). Paragraph 8 states that these roles should not be undertaken in isolation, because they are mutually dependent and that the planning system should play an active role in guiding development to sustainable solutions. A balanced assessment against these roles is, therefore, required.

2.4 In terms of the economic criteria, the proposal would provide one new dwelling and would, therefore, make a positive, albeit small, contribution to the housing supply. The proposal would have limited short-term economic benefits through labour and supply chain demand required during construction and longer-term economic benefits through the additional household spend within the wider area that would be generated by the provision of one dwelling.

2.5 The social role of sustainable development seeks to ensure, amongst other matters, the creation of a

high quality built environment with accessible local services. The site is near Dereham Settlement Boundary. Dereham is defined by Policy SS1 as a Market Town that will "experience significant employment growth" and is "the administration and service centre for the north of the District". Dereham has a good range of retail and service uses including convenience and comparison shopping, services, entertainments and community facilities.

2.6 There are frequent public transport services in the vicinity and to/from the Dereham Bus Station in the town.

2.7 The site is accessed by a track serving the existing dwellings and farm, which is also a footpath.

2.8 Members resolved to grant planning permission in June 2017 (but was deferred and S106 negotiations are currently on-going) for Planning application 3PL/2015/1487/O for "Residential development of up to 216 dwellings, landscaping, open space, parking & access from Swanton Road" at Land off Swanton Road, Dereham (to the northwest of the site). This would mean that the application site would have a housing estate virtually to the north and northwest, separated by a small parcel of land identified as open space.

2.9 Policy CP8 seeks the protection of the District's natural resources; this is echoed in the NPPF.

2.10 The application site is currently in use as part of a pig farm. The land is shown on Natural England's Agricultural land classification maps as being on the border of "Land in Predominantly Urban Use" and Grade 2 - very good quality agricultural land to which policy CP8 and para 112 of the NPPF apply. Policy CP8 states that development should avoid the unnecessary loss of high grade agricultural land. However, all of the draft allocations for Dereham are on Grade 2 or Grade 3 agricultural land and the loss of some higher grade agricultural land would thus appear inevitable to deliver the planned level of growth for Dereham. The site is not grassland but a concreted area of land, which is to be lost to residential, measuring approximately 0.4 hectares; this is relatively small and it is well below the threshold for consultation with Natural England at 20 hectares.

2.11 On balance, given that the site is located near the Settlement Boundary and near to an extension of the town, that has been resolved to be approved with the S106 awaiting finalisation, it is considered that the proposal has the ability to comply with the NPPF's economic and social principles.

3.0 Design and Impact on the Character and Appearance of the Area

3.1 The environmental role of sustainable development seeks to, in part, contribute to protecting and enhancing the natural, built and historic environment. Consideration of a development's impact on the character and appearance of the area within which it is situated is, therefore, integral to the environmental dimension of sustainable design, as is its design.

3.2 Policy DC16 requires all new development to achieve the highest standard of design. As part of this, all design proposals must preserve or enhance the existing character of an area. Consideration will also be given to the density of buildings in a particular area and the landscape/ townscape effect of any increased density.

3.3 The proposed dwelling is a six-bed, two-storey property to be constructed of traditional red blend brick walls, antique slate Sandtoft clay roof tiles, and Howarth Timber grey frames for the windows and door. The triple garage with a studio above would be constructed of the same materials.

3.4 The design and landscaping of the proposed dwelling is considered acceptable and in accordance with

Policy DC16 as well as having regard to the National Planning Policy Framework (in particular paragraphs 56, 58, 60 and 64).

4.0 Impact on Amenity

4.1 Policy DC1 seeks to protect residential amenity and that all new development must have regard to amenity considerations and states that development will not be permitted where there are unacceptable effects on the amenity of neighbouring residents and future occupants.

4.2 The proposal involves that demolition of the three piggery units to allow for the development. The proposal would have the following benefits:

- decrease the smells generated by the farm, which, the applicant advises, have previously been subject to complaints being submitted to Environmental Health, together with the Town Council. The current owner has sought ways to alleviate this problem, but as an operational pig farm this is difficult to do;
- reduce the amount of large traffic, lorries and tractors, using the access to the site;
- enhance the visual appearance of the area by the removal of the current pig sheds, and silo bins;
- improve the muddy lanes within the area by tractors not using lanes.

4.3 It is not considered that the siting of the dwelling would give rise to any adverse impacts on amenity, in addition, satisfactory amenity space is provided and the proposal is considered to be in accordance with policies DC1 and DC16, as well as having regard to the National Planning Policy Framework (in particular paragraphs 56, 58, 60 and 64).

5.0 Access and Highway Impact

5.1 The NPPF requires new developments to provide safe and suitable access to the site for all people. Policy CP4 seeks to ensure that all access and safety concerns are resolved in new developments.

5.2 The Highway Authority was consulted on the application and no objections in terms of highway safety were raised.

5.3 The current application shows the site being served via the existing farm access which joins a private road that runs south before connecting into the public highway network at Neatherd Road. The applicant proposes to remove the existing pig sheds, close down all pig farming from the site, and build a single residential dwelling in its place. If approved, the closure of the pig rearing element is likely to reduce the number of vehicle movements attributed to the site, which would be likely to include a number of HGVs. As a result, the Highway Authority raises no objections. The proposal, therefore, complies with Policies CP4 and DC19 together with the NPPF (in particular paragraph 34).

6.0 Impact on Trees

6.1 No objections have been raised by the Policy DC12 seeks the protection of the District's trees and hedges.

6.2 The Tree Report submitted with the application was dated 2013, thus out-of-date. An updated Tree Survey was undertaken.

6.3 No objections have been raised by the Tree Officer subject to the development being completed in accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) supplied by Oakfield, ref: OAS/17-070-AR01 Rev A. As a result, the application accords with Policy DC12.

7.0 Impact on Ecology

7.1 Policy CP10 seeks to protect the natural environment including protected species and Policy CP11 seeks the protection and enhancement of the landscape for the sake of its intrinsic beauty and benefit to the rural character.

7.2 The application is supported by an ecology report (Preliminary Ecological Appraisal; Landscape Partnership; March 2017). The Ecologist has advised that the report is of a high standard and provides robust and appropriate information to allow the Local Planning Authority to make a sound and lawful determination of the application with regards to ecology subject to appropriate conditions regarding:

- a) A method statement in relation to great crested newts.
- b) If any trees are to be impacted upon by the proposed development, bat roost potential surveys should be carried out.
- c) The vegetation clearance works subject to a timing constraint.
- d) Repeat eDNA surveys on adjacent ponds if no development has been undertaken within two years.

7.11 As a result, the proposal complies with Policies CP10 and CP11 together with the NPPF.

8.0 Other Matters

8.1 In terms of contamination, having regard to Policy CP9, no objections are raised by contaminated land, subject to appropriate conditions.

8.2 The Ramblers Association advised that they have no objection in principle to this development, but are concerned about the potential conflict between vehicles coming to and from this property, and walkers using Dereham Footpath 19 (which emerges opposite the drive) and the road and track indicated on the location plan, running north from the small car parking area by the playground. They advised that they are aware that speed humps were installed along this route and subsequently removed and said that it was clear evidence of a conflict between vehicle use and walkers, and nothing has changed to remove this conflict. They, therefore, request that suitable control measures be introduced to minimise the risks of this conflict. However, they do not expand upon the what measures they consider appropriate. The nature of the track means that vehicles cannot speed and does not allow two-way passing along the full length. Given the Highway Authority comments raising no objection together with the above, there is no Planning reason why control measures should be put in place.

8.3 In terms of drainage issues, this would be a matter dealt with by the Building Regulation process.

9.0 Planning Balance and Conclusion

9.1 In terms of the overall Planning balance of the scheme, paragraph 14 of the Framework states that

where relevant policies are out of date, permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The proposal is considered to represent sustainable development having regard to the three strands (social, economic and environmental). Approval of the application is accordingly recommended.

RECOMMENDATION

Planning Permission

CONDITIONS

3944

Contaminated Land - Desk Study/Site Investigation

Prior to the commencement of the development, the following details shall be submitted to and approved in writing by the Local Planning Authority:

A. Desk Study

A desk study and risk assessment to determine the risk of any contamination on the site, whether or not it originates on the site. The desk study and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include an assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments.

B. Site Investigation

A site investigation and risk assessment to determine the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include (i) the same details as in part A above (ii) a survey of the extent, scale and nature of contamination and (iii) an appraisal of remedial options, and proposal of the preferred option(s).

C. Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

D Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the

effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

The above must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason for condition:-

The details are required prior to the commencement of the development 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 from the outset of the development.

This condition will require to be discharged

3946 Contaminated Land - Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for 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.

This condition is imposed in accordance with CP9 of the Breckland Adopted Core Strategy.

This condition will require to be discharged

3006 Full Permission Time Limit (2 years)

The development must be begun not later than the expiration of TWO YEARS beginning with the date of this permission.

Reason for condition:-

As required by section 91 of the Town & Country Planning Act 1990 (as amended) and to ensure the deliverability of the scheme to contribute to the five year housing land supply.

3047A In accordance with submitted plans NEW 2017

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:-

To ensure the satisfactory development of the site.

3450 In accordance with AIA, Tree Survey etc

Operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) supplied by Oakfield, ref: OAS/17-070-AR01 Rev A. No other operations shall

commence on site in connection with the development until the tree protection works and any pre-emptive tree works required by the approved AIA or AMS have been carried out and all tree protection barriers are in place as indicated on the TPP. The protective fencing shall be retained in a good and effective condition for the duration of the construction of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from site.

Reason for condition:-

For the protection of the trees in accordance with Policy DC12 of the adopted Breckland Core Strategy and Development Control Policies Development Plan Document (2009).

3920

Method Statement for GCN

Prior to the commencement of development (including any demolition or ground works or site clearance), a method statement for great crested newts shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason for condition:-

For the protection of Great Crested Newts, a protected species, in accordance with Policy CP10 of the adopted Breckland Core Strategy and Development Control Policies Development Plan Document (2009).

3935

Works to Trees

No works to trees including removal, pruning or crown reduction shall take place unless a competent ecologist has undertaken a careful, detailed check of the potential for bat roosts and provided written confirmation that no bat roosts will be harmed and/or that there are appropriate measures in place to protect bat interest on site. Any such written confirmation shall be submitted to and approved in writing by the Local Planning Authority prior to any work to the trees.

Reason for condition:-

For the protection of bats, a protected species, in accordance with Policy CP10 of the adopted Breckland Core Strategy and Development Control Policies Development Plan Document (2009) and the NPPF.

3940

Removal of vegetation time

No removal, in full or in part, of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation shall be submitted to and approved in writing by the Local Planning Authority prior to any removal.

Reason for condition:-

For the protection of birds in accordance with Policy CP10 of the adopted Breckland Core Strategy and Development Control Policies Development Plan Document (2009) and the NPPF.

3920

Repeat eDNA survey timescale

If no development has been undertaken within two years of the date of this permission, repeat eDNA surveys on the adjacent ponds shall be undertaken and submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason for condition:-

For the protection of species in accordance with Policy CP10 of the adopted Breckland Core Strategy and Development Control Policies Development Plan Document (2009).

3541 Use as ancillary accommodation only

The studio above the garage hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the principal dwelling. At no time shall the building be used, sold, leased or occupied independently from the principal dwelling nor shall the common ownership or occupation of the development and principal dwelling be severed.

Reason for condition:-

To enable the Local Planning Authority to retain control over the development which has been permitted, in accordance with policy DC 2 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009, to meet a specific personal need and where the occupation of the annexe as a separate dwelling would be in conflict with the settlement policy and/or result in a sub-standard layout of land, contrary to policies CP 14 and/or DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

3994 Contamination note

Land contamination risk assessment is a step-by-step process. During the course of the risk assessment process set out in the above condition, it may become clear that no further work is necessary to address land contamination risks. Where this is the case the condition may be discharged by the Council without all the steps specified being completed. In all cases written confirmation should be obtained from the Council confirming that the requirements of the condition have been met.

3994 Asbestos note

The age of the existing piggery units is not known yet aerial maps indicate that construction took place before the usage of asbestos containing materials within the construction industry was phased out. Therefore, asbestos containing material may be present within the fabric/cladding of the existing buildings that are proposed for demolition. Accordingly any works should be managed to avoid damage to any asbestos containing material such as to prevent the release or spreading of asbestos within the site or on to any neighbouring land. This can be managed by commissioning a competent person to undertake a Refurbishment and Demolition Survey, in line with published HSE guidance (i.e. Asbestos: The Survey Guide HSG264) to inform of any potential asbestos-related risks prior to demolition commencing on site. Failure to comply with this may result in the matter being investigated by the Health and Safety enforcing authority and the development not being fit for the proposed use. In addition the developer may incur further costs and a time delay while ensuring the matter is correctly resolved.

ALL Decision Notices Conditions to be discharged prior to work

Conditions 3, 4 and 5 are required to be discharged prior to any works on site being undertaken.

3923 Contaminated Land - Informative (Extensions)

Where remediation of contaminated land is required, the developer is advised to put in place measures to ensure that any future alterations/extensions to the development do not undermine completed remediation works and, if appropriate, that the future alterations/extensions include the same scheme of remediation as that included in the original development.

3996 Note - Discharge of Conditions

If the formal discharge of any condition is required, it will be necessary for you to submit to the Council all relevant details, together with a completed application for the "Discharge of Conditions" and the fee as appropriate.

4000 Variation of approved plans

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.

2001 Application Approved Following Revisions

The Local Planning Authority has acted positively and proactively in determining this application, and by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal in as timely a manner as possible, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at <http://www.breckland.gov.uk/content/planning-search-0>

2014 Criterion E - Planning Apps Where Approved

Appeals against planning decisions

If you are aggrieved by the decision of your local planning authority to attach any particular condition/s to this permission, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

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 your local planning authority's 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.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.co.uk

The Secretary of State can allow a longer period for giving notice of an appeal but 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 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.