

AGENDA ITEM 9(c) Grange Farm, Etling Green, Dereham

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Location: Grange Farm, Etling Green, Dereham

Proposal: Demolition of existing outbuildings, the erection of 2No. four bedroom single storey dwellings, conversion and refurbishment of an existing barn and refurbishment of the Grade II Listed farm house.

REFERENCE: 3PL/2017/1281/F

Applicant: Mrs C Dixon

Author: Miss Donna Smith

CONSULTATIONS

Norfolk County Council Highways have requested a condition be applied to any grant of consent for the widening of the vehicular access to a minimum width of 4.8m for the first 10m as measured back from the near channel edge of the adjacent carriageway.

The private access road is outside the defined red line and blue line boundary of the site. The agent/applicant has confirmed that Etling Green and its associated access loop is Common Land with Grange Farm itself having long-established rights over. All residents of Etling Green – including Grange Farm – have joint responsibilities for maintenance.

Clarification has been sought from the applicant/agent whether any form of approval or notification in accordance with article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 is required from other parties before works could be undertaken in accordance with the condition requested by NCC Highways.

Officers will update members verbally during the presentation on 9th April 2018.