

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2017/1500/O	CASE OFFICER Fiona Hunter
LOCATION:	GUIST Land off Bridge Road Guist	APPNTYPE: Outline POLICY: Out Settlemnt Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Mr Lester Palmer Four Acre Farm Holt Road	
AGENT:	Burt & Stone Planning Consultants 4, Redisham Close Lowestoft	
PROPOSAL:	Development of number six self build bungalow style houses	

REASON FOR COMMITTEE CONSIDERATION

The application is contrary to Development Plan policy.

KEY ISSUES

Principle of development
Sustainability
Landscape character and appearance
Design
Access and highway impact
Impact on amenity
Drainage and flood risk
Ecology

DESCRIPTION OF DEVELOPMENT

Outline consent is sought to erect 6 self-build dwellings within the application site. All matters save for access are reserved. The application form refers to bungalow style dwellings and the indicative layout plan suggests a cul-de-sac style layout of dwellings set on spacious plots.

SITE AND LOCATION

The application site is currently undeveloped and is located on the western side of Bridge Road in Guist. The site is currently in agricultural use and is the southern section of an agricultural field. The site is screened from the road by a hedgerow.

There is an extant planning permission for residential development to the north of the site.

The site is located to the south west of Guist, a small, dispersed parish, a fact recognised by there being four

separated settlement boundaries forming its settlement. Opposite the site to the east is a row of semi-detached dwellings set back from the road. These include single and two storey properties which comprises one of the four settlement groups within the village. Other than residential, the surrounding land use is largely made up of arable farmland, pasture and woodland with the Wensum River SSSI and SAC to the south. The River Wensum runs just south of the site.

EIA REQUIRED

No

RELEVANT SITE HISTORY

Application Site Planning Application History:

3PL/2017/0767/F - New agricultural entrance to existing field. Approved 23rd August 2017.

Land to the North Planning Application History:

3PL/2017/1491/VAR - Variation of condition 6 on 3PL/2017/0760/F - Erection of 8 dwellings - secondary access to remain open. Approved 23rd January 2018

3DC/2017/0200/DOC - Discharge of Conditions 3 & 14 on 3PL/2017/0760/F - Undecided.

3DC/2017/0098/DOC - Discharge of conditions 7, 10, 12, 14, 16, 17 and 18 of planning permission

3PL/2016/0702/O - Undecided.

Discharge of Conditions 3 & 14 on 3PL/2017/0760/F - Undecided.

3PL/2017/0760/F - Erection of 8 dwellings. Approved 2nd November 2017.

3PL/2016/0702/O - Outline application for 10 bungalows of less than 100 square metres each. Approved 19th September 2016.

3PL/2015/1432/F - Development of eight bungalows, one two storey detached dwelling, and two blocks of three terraces - Refused 28th September 2016

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.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.04	Affordable Housing Principles
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

S106 to secure development as self build and a Speed Indicator Device with Slow Down (SAM) for Guist.

CONSULTATIONS

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections, subject to conditions including access width, requirement for a pavement and visibility splays.

CONTAMINATED LAND OFFICER

Based on the information, recommendation for approval providing the development proceeds in line with the application details and subject to conditions to alleviate environmental concerns.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No objection, subject to 3 conditions relating to: badger checks, environmental management plan and a landscape and ecological management plan.

TREE AND COUNTRYSIDE CONSULTANT

Following the site visit, the Tree and Countryside consult revised their comments to advise a hedgerow survey was not required to support the application.

RAMBLERS ASSOCIATION: NORFOLK AREA

No comment.

ENVIRONMENT AGENCY

No objection. However they have advised that the site is located above a Principal Aquifer.

ANGLIAN WATER SERVICE

No objection. Provide guidance in relation to drainage and contamination and foul drainage.

FLOOD & WATER MANAGEMENT TEAM

LPA referred to County Council Lead Local Flood Authority standard guidance due to development being minor in scale.

NORFOLK RIVERS INTERNAL DRAINAGE BOARD

Consultation response awaited.

PRINCIPAL PLANNER MINERAL & WASTE POLICY No Comments Received

GUIST PARISH COUNCIL No Comments Received

REPRESENTATIONS

No representations were received.

ASSESSMENT NOTES

1. Principle of the Development/Sustainability

1.1 This application seeks Outline planning permission for the erection 6 self build style bungalows on land outside but adjacent to the Guist Settlement Boundary. For this reason, the proposal conflicts, in principle, with Policies SS01, DC02 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. The application should be refused, unless material considerations indicate otherwise in accordance with Section 70(2) of the Town and County Planning Act 1990.

1.2 The Council does not currently have a published 5 year land housing supply as required by the National Planning Policy Framework, which provides national planning guidance for local planning authorities and is a strong material consideration in the determination of planning applications. Paragraph 49 of the NPPF, states that where an authority does not have an up-to-date five year housing land supply the relevant local policies specifically for the supply of housing, as referred to above, should not be considered up-to-date. Furthermore, housing applications should be considered in the context of the presumption in favour of sustainable development unless any adverse impacts of doing so would demonstrably outweigh the benefits or specific policies in the Framework indicate that development should be restricted. On the aforementioned basis, other principle planning issues for the application are considered below.

1.3 The proposed development will result in incursion into the countryside at this location, contrary to adopted policy on settlement boundaries and what they aim to achieve. This must be afforded significant weight in any planning balance. The impact would be lessened owing to the extant permissions on the northern portion of the field, which is actively being brought forward as demonstrated by applications be submitted to clear planning conditions. This has set a precedent for residential development on the western side of Bridge Road. In some ways the development of the southern section of the field, rounds off the development of this piece of land. However, there would be an erosion of rural character.

1.4 The village has limited facilities which consist of a shop with incorporated post office (500m distant) and bus service.

1.5 Residents of the development would therefore have to travel to North Elmham which is 4.5km to the south of the site and is a service centre village, where there are services and facilities sufficient to meet the day to day requirements of existing residents. Alternatively, they can also travel to Fakenham which is 8.5km from the site and is a principle settlement providing a greater range of services and facilities.

1.6 Guist has a half hourly bus service during the day to Norwich and Fakenham (Number X29) which is 500m from the application site. It also has a return service once a week to Dereham on a Friday (Number 18) which is opposite the site. On this basis, there is opportunity for travel by public transport, reducing private car reliance in part.

1.7 From an economic viewpoint the provision of 6 new dwellings would provide additional housing, and would support businesses and facilities by increased expenditure within the local economy from the new households. There would be initial job creation during the construction phase and additional employment opportunities generated by the subsequent supply chain.

1.8 Providing opportunities for rural communities to grow and develop has the potential to be socially sustainable. The NPPF at paragraph 55 indicates that housing should be located where it will enhance or maintain the vitality of local communities. It would not necessarily be considered socially sustainable to locate housing at remote locations with limited services.

1.9 The application details that the proposed development would be a self-build scheme. The demand for

self and custom build housing is a material planning consideration due to the requirements of the Self Build and Custom Housebuilding Act 2015. That Act requires local planning authorities to establish local registers of those who wish to acquire land to build their own home and to have regard to the demand for such sites in exercising their planning functions.

1.12 A further consideration is that Breckland's register identifies significant demand for such sites and this scheme would provide 6, which the applicant has agreed to be secured by Legal Agreement.

1.10 Ultimately such proposals require the application of planning judgement and it is recognised that many sites for approval will have similar characteristics. In this case, the specific site and application has some positive attributes, which differentiate it from other similar sites, and tips the planning balance towards approval. This is due to:

- The development would contribute to Breckland's 5 year land housing supply and towards the need for self-built plots
- The development would be seen in the context of the forthcoming development directly to the north of the site
- The residents would have access to the village shop incorporating post office, and a daytime bus service to Fakenham and Norwich
- The proposal is for "bungalow style" development, reducing impact to longer views across the countryside

1.11 In accordance with paragraph 14 of the NPPF, no harm has been identified which would significantly and demonstrably outweigh the benefits as detailed above, and therefore, the principle of development is found acceptable.

2. Landscape, Character and Appearance

2.1 As with the extant permissions the character of the site, currently open pasture/paddock land will be significantly altered. It is noticeable that the hedgerow abutting the road is more reduced on the bottom section of the site than further north opposite the existing dwellings, and in any case will be further reduced to accommodate sight splays. New hedgelines could be agreed behind the splays but these will take time to mature. The western boundary provides a relatively strong backdrop of mature trees for part of its perimeter and this will aid integration into this rural setting.

2.2 The site is relatively low set and as stated the extant permission would aid integration on this side of the road, as would the existing dwellings on the eastern side of Bridge Road. The proposed houses would be bungalows, single storey, and the layout provides for generous garden areas. This will help engender a more rural development in character and avoid an urban style build-up of development. As stated, the character of the area will inevitably alter, but this scheme would have limited and an acceptable impact on the character of the area at this location and is considered not to conflict with the aims of Policy CP11.

3. Design

3.1 Design is reserved for future determination. A proposal could come forward which compliments the surrounding existing and approved development and the rural setting. The proposal therefore accords with policy DC16.

4. Access and Highway Impact

4.1 Following amendments to address highways comments, the proposal does not have an objection from

the Highways Authority. However, the County Council have recommended conditions relating to the dimensions of the site access, visibility splays and a pavement connection to the north along the adopted highway.

4.2 In addition, the applicant has agreed direct with the Parish Council to provide a Speed Indicator Device with Slow Down (SAM). It is proposed to secure this requirement by S106 Legal Agreement.

4.3 On the aforementioned basis, suitable access can be achieved and the development is considered to comply with Policy CP 4.

5. Impact on Amenity

5.1 The indicative proposed layout would offer a good standard of amenity including reasonable amenity space, and no loss of privacy/overlooking etc to future residents. Existing residents and future occupiers of the extant development would not be significantly impacted by this scheme which is for single storey dwellings set in generous plots. The proposal therefore accords with Policy DC1.

6. Drainage and Flood Risk

6.1 The site is located in Flood Risk Zone 1, which has the lowest risk of flooding from seas and rivers.

6.2 The site is partly at risk from surface water flooding. The applicant has submitted a Flood Risk Assessment and Surface Water Drainage/SUDs Strategy in support of the application. This demonstrates that the site can be satisfactorily developed to prevent surface water flooding of the development. Due to the low development density, the site plan can be prepared to avoid parts of the site at risk of surface water flooding at the Reserved Matters stage.

6.3 A consultation response is awaited from the Internal Drainage Board.

7. Ecology

7.1 The applicant has submitted an Ecological Report (November 2017) for the site. The Norfolk County Council Natural Environment Team were consulted and have responded with no objections subject to conditions. This conditions are found appropriate and are recommended to be applied and relate to badger checks before works start on site and submission and implementation of a environmental management plan and a landscape and ecological management plan. On this basis, the development has not found to have an unacceptable and immitigable negative impacts to ecology, and accords with policy CP10.

8. Conclusion

8.1 The application does not accord with the adopted development plan as the site falls out the settlement boundary of Guist. However, the Council does not currently have a 5 year land supply as required by the NPPF, and the development would make a small contribution towards this and for needed self-build plots. On this basis, the other key consideration for this outline proposal must be assessed and are considered to be whether the site is a sustainable location for housing and the visual impact on the countryside.

8.2 The site is adjacent to an existing rural village with settlement boundary which has a village shop and daytime bus service to Norwich and Fakenham. The residents will therefore be partly reliant on the need for private car for their day to day needs including access to services at larger settlements such as North

Earlham and Fakenham.

8.3 The development would change the character of the site, however, it will be viewed in context of the permitted development immediately to the north. In addition, the number of plots results in a low density, and would comprise single storey development which reduces impact to wider views.

8.4 When applying the tilted balance required by paragraph 14 of the NPPF, the small negative harm created by the site's location away from a range of services and facilities and impact on the views across the countryside are considered to be outweighed by the positive contribution towards self build housing, and housing generally. Furthermore, the negative impact has been reduced by the limit of the number of houses to 6 together with their single storey scale.

8.5 In accordance with paragraph 14 of the NPPF, no harm has been identified which would significantly and demonstrably outweigh the benefits. Accordingly, the grant of Outline planning permission is recommended, subject to conditions, the signing of a S106 agreement and receipt of a no objection response from the internal drainage board. The aforementioned S106 Legal Agreement is to secure the erection of self-build dwellings and contribution for a SAM 2 sign.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

- 3060 Standard outline landscaping condition**
- The reserved matters as specified by Condition 2 of this decision, must include details of a landscaping and tree planting scheme, which shall take account of any existing trees or hedges on the site. The landscaping and tree planting shall be carried out in accordance with the scheme as approved during the planting season of the November/March immediately following the commencement of the development, or within such longer period as may be agreed in writing, with the Local Planning Authority, and in accordance with the Council's leaflet "Tree pack" (Landscaping advice for applicants).
- Any trees or plants which within a period of 5 (five) years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with others of the same size and species unless the Local Planning Authority gives written consent to any variation.
- Reason for condition:-
The details are not included in the current submission.
- This condition will require to be discharged**
- 3104 External materials to be approved**
- Prior to the commencement of any works details of the external materials shall be submitted to and approved in writing by the Local Planning Authority. Only such agreed materials shall be used in connection with this approval.
- Reason for condition:-
To ensure the satisfactory appearance of the development, in accordance with Policies DC1 and DC16 of the Adopted Core Strategy and Development Control Policies Development

Plan Document 2009.

This condition will require to be discharged

3949

Contaminated Land - Site Investigation/Remediation

Unless otherwise agreed in writing, the following details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved:

A. 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) a survey of the extent, scale and nature of contamination; (ii) 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; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

B. 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.

C. 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 conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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.

INFORMATIVE:-

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.

This condition will require to be discharged

3003 Early delivery of Housing Time limit

Valid Application for Approval of Reserved Matters must be made not later than the expiration of TWO YEARS beginning with the date of this permission, and the development must be begun within ONE YEAR of the FINAL APPROVAL OF THE RESERVED MATTERS or, in the case of approval at different dates, the FINAL APPROVAL OF THE LAST SUCH MATTER to be approved.

Reason for condition:-

As required by section 92 of the Town & Country Planning Act 1990 and in order to ensure the early delivery of housing.

3058 Standard Outline Condition

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 by the Local Planning Authority and these plans and descriptions shall provide details of the appearance, layout, scale and landscaping of the development.

Reason for condition:-

The details are not included in the current submission.

3047A In accordance with submitted plans NEW 2017

This notice relates to the land identified by drawing number 17.83.01 revision E entitled Site Location and Block Plans. The development must be carried out in strict accordance with the application form and the access point shown on drawing number 17.83.01 revision E.

Reason for condition:-To ensure the satisfactory development of the site.

3920 Non-standard condition

All permitted dwellings will be single storey only with no habitable accommodation at first floor or in the roof void.

Reason for condition:-

To ensure the satisfactory appearance of the development in accordance with Policies DC16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009 and paragraph 131 of the National Planning Policy Framework (2012).

LS14 In accordance with Arboricultural report

No development whatsoever shall take place until a Tree Protection Plan and Method Statement has been submitted to and approved by the Local Planning Authority, unless otherwise agreed in writing with the Local Planning Authority. The construction works shall be carried out in accordance with the scheme as approved.

Reason for condition:-

The details are not included in the current submission.

3414 Fencing protection for existing trees

Prior to the commencement of any work on the site, all existing trees shall be protected by the erection of Tree Protection Fencing as per the details approved under Condition 6 of this notice. This fencing shall be retained throughout the period of the development and at all times when works (as defined below) are being carried out on the site.

For the purposes of this condition "work" shall include the storage of plant, materials, site huts or the use of any machinery either for preparatory site work or construction itself. "Trees" shall refer to all trees both on and adjacent to the site.

Protective fencing shall be constructed and maintained in accordance with BS5837:2012 and the Council's document Practice Note: Construction and Maintenance of Tree Protection Fencing, which is available to download from the Council's website.

Reason for condition:-

The works are required to be undertaken prior to the commencement of the development in order to safeguard the protection of trees from the outset of the development, in accordance with Policy DC 12 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

3850 Any drainage conditions

Any reserved matters application will be accompanied by a detailed drainage plan(s) and calculations. The approved drainage works shall be carried out in accordance with the scheme as approved.

Reason for condition:-

To ensure appropriate drainage of the site and prevent flooding of properties within the site, and to prevent increased risk of flooding off site.

3750 Non-standard highways condition

Notwithstanding the submitted details the proposed private drive shall be maintained in perpetuity at a minimum width of 4.5 metres for a minimum length of 10 metres as measured from the near edge of the highway carriageway.

Reason:- In the interest of highway safety and traffic movement.

3760 Non-standard highways condition

Prior to the first occupation of the development hereby permitted the vehicular accesses shall be provided and thereafter retained at the position shown on the approved plan drawing number 17.83.01 Rev E in accordance with a scheme to be agreed with the Local Planning Authority. Arrangements 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.

Reason:- To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

3770 Non-standard highways condition

Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4 x 59 metres shall be provided to each side of each access where it meets the highway

and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Reason:- In the interests of highway safety.

3770

Non-standard highways condition

Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on the submitted drawings have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Prior to the first occupation of the development hereby permitted, the approved off-site highway improvement works shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason:- 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.

3920

Non-standard condition

Prior to commencement of development on site including any site levelling or erection of site fencing, a pre-construction badger check must be undertaken. The badger check will be no more than 4 weeks prior to the start of works on site. The findings of the badger check should be submitted to the Council prior to commencement.

Reason:- For the safeguarding of any badgers on site.

3935

Non-standard condition

No development shall take place (including demolition ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include the following:

- Risk assessment of potentially damaging construction activities;
- Identification of 'biodiversity protection zones';
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction;
- The location and timing of sensitive works to avoid harm to biodiversity features;
- The times during construction when specialist ecologists need to be present on site to oversee works;
- Responsible persons and lines of communication;
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to and implemented through the construction phases strictly in accordance with the approved details, unless agreed in writing by the local planning authority.

Reason:- For the protection of local wildlife and near to the site.

3940

Non-standard condition

A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of the development . The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/ or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason:- To provide habitat loss mitigation.

3739

Highway NOTE Inf 1

NOTES: This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing. 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. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highways Development Control Group. Please contact Graham Worsfold on 01362 656211.

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.

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 within 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>

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.

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.