THIS AGREEMENT is made the 14th day of March 1984 BETWEEN BROADLAND DISTRICT COUNCIL of Thorpe Lodge Yarmouth Road Norwich in the County of Norfolk (hereinafter called "the Council") of the one part and DRAYTON FARMS LIMITED whose registered office is at 7 The Close Norwich (hereinafter called "the Owner") of the other part

WHEREAS

1. The Council is the Local Planning Authority for the purpose of this Agreement

2. The Owner is seised in fee simple absolute in possession of the property described in the First Schedule hereto (hereinafter called "the property") free from incumbrances

3. The Owner has applied to the Council under reference number 83.1331 for Planning Permission for development to be carried out on the property hereinafter described in two phases as more particularly set out in Schedule 1 hereto

4. The Council and the Owner have agreed subject to Planning Permission being granted in consequence of the aforesaid application to enter into this agreement pursuant to Section 52 of the Town and Country Planning Act 1971 and Section 33 of the Local Government (Miscellaneous Provisions) Act 1982

NOW THIS DEED WITNESSETH as follows:

1. Subject to Planning Permission being granted in consequence of Application Number 83.1331 and pursuant to Section 52 of the said Act the Owner hereby agrees declares and covenants with the Council that from the date on which the aforesaid Planning Permission shall be granted the property shall be subject to the conditions restricting or regulating the development or use of the property specified in the Second Schedule hereto

2. The expressions "the Council" and "the Owner" shall where the context so admits include their respective successors in title and assigns

IN WITNESS whereof the Council has hereunto caused its Common Seal to be affixed and the Owner has hereunto set his hand and seal the day and year first before written

THE FIRST SCHEDULE REFERRED TO

THE PROPERTY

1. ALL THOSE pieces or parcels of land shown edged blue on plan No.2 attached hereto currently used for agricultural purposes

2. The planning permission applied for under reference 83.1331 relates to the area of land shown edged red on plan 2 and in more detail on plan 1 attached hereto. The development shall take place in two phases as follows

   (a) Phase 1 within the area hatched green on plan 1

   (b) Phase 2 within the area hatched yellow on plan 1

THE SECOND SCHEDULE REFERRED TO

THE CONDITIONS

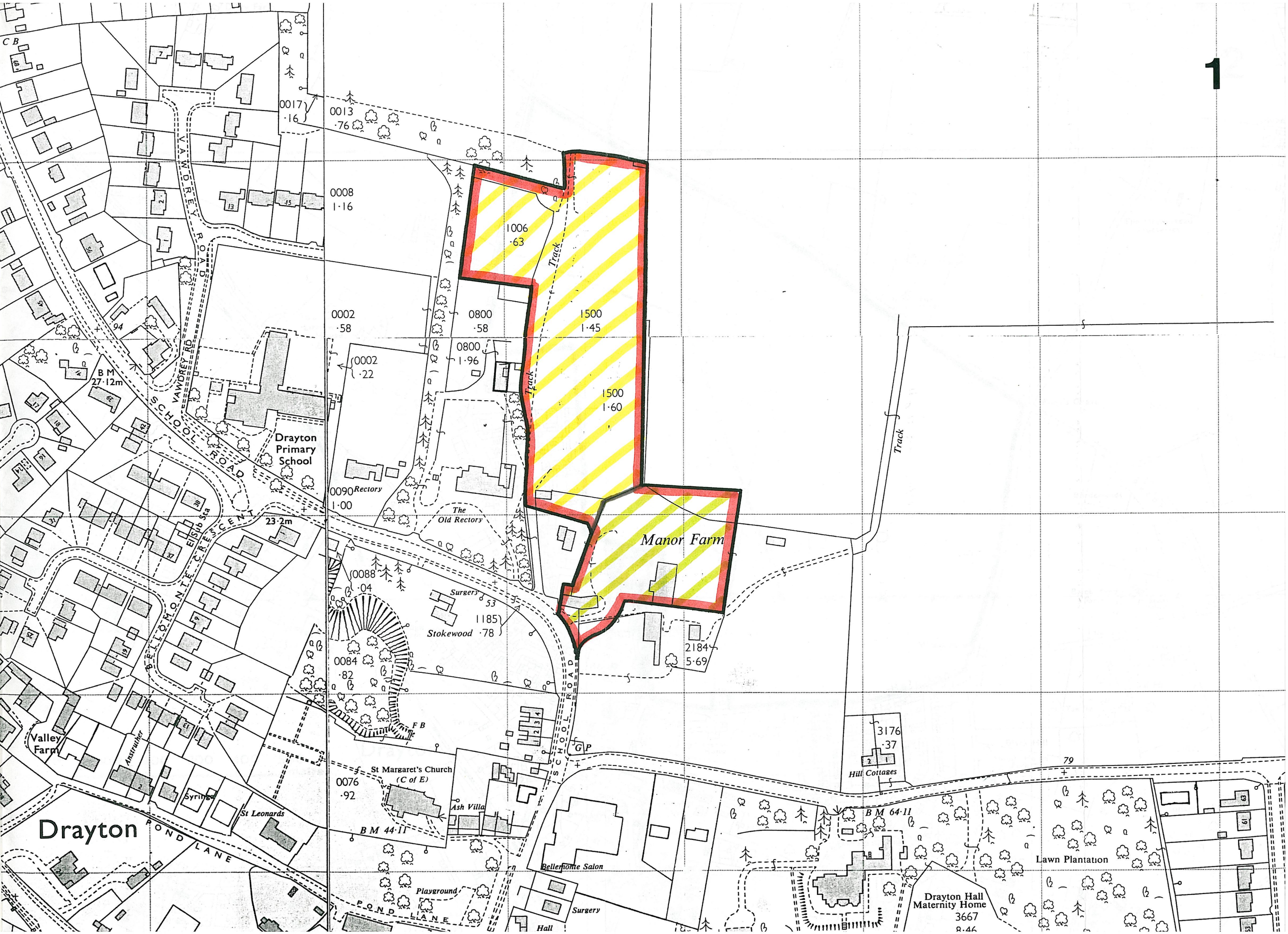
1. The owner will not occupy or permit to be occupied any building within phase 1 of the proposed development (the area hatched green on plan 1) until such time as

   (a) the whole of the land edged red shall have ceased to be used for the purpose of keeping or housing agricultural livestock and

   (b) all agricultural buildings on the said land formerly used for housing agricultural livestock shall have been demolished and removed

2. The owner shall not occupy or permit to be occupied any building within phase 2 of the development until such time as the whole of the area edged red on plan 1 and 2 shall cease to be used for any agricultural purpose whatever and all former agricultural or farm buildings have been demolished and removed therefrom

3. The owner will not at any time after any building within phase 1 of the development shall have been occupied spread or apply or permit to be spread or applied to or over the land shown hatched blue on plan 2 any material or substance capable of causing or giving off any obnoxious or unpleasant smell or effluvia


C B
VAWDREY ROAD
0017
·16
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0008
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1006
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Track
0002
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0800
·58
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1·45
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0002
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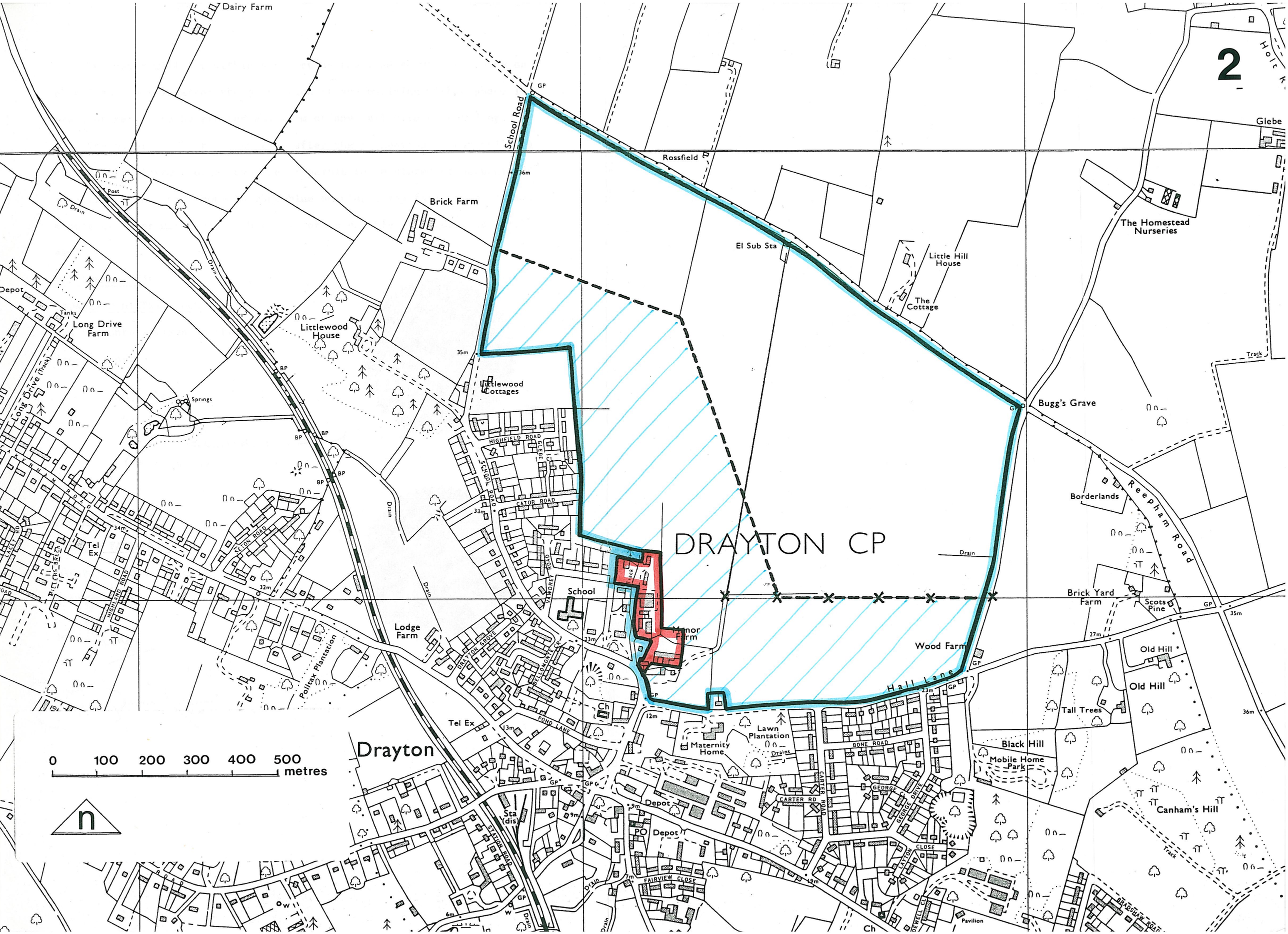
1500
1·60
Track
B M
27·12m
SCHOOL ROAD
Drayton
Primary
School
0090
1·00
Rectory
The
Old Rectory
Manor Farm
23·2m
BELLEMONTE CRESCENT
0088
·04
Surgery
53
1185
·78
Stokewood
2184
5·69
0084
·82
F B
SCHOOL ROAD
G P
Valley
Farm
Anstruther
St Margaret's Church
(C of E)
0076
·92
Ash Villa
Syringa
St Leonards
B M 44·11
Drayton
POND LANE
Bellemonte Salon
Playground
Surgery
Hall
POND LANE
3176
·37
Hill Cottages
79
B M 64·11
Lawn Plantation
Drayton Hall
Maternity Home
3667
8·46


2
DRAYTON CP
Dairy Farm
School Road
Rossfield
Brick Farm
El Sub Sta
Little Hill House
The Cottage
The Homestead Nurseries
Glebe
Holt R
Depot
Tanks
Long Drive Farm
Littlewood House
Littlewood Cottages
Long Drive (Track)
Springs
Drain
Post
Bugg's Grave
Borderlands
Reepham Road
Tel Ex
Highland Road
Highfield Road
Glebe Cl
School Road
Cator Road
Setton Road
Vambre Road
School
Manor Farm
Lodge Farm
Drayton Grove
Belmont Cr
Pond Lane
Polltax Plantation
Brick Yard Farm
Scots Pine
Wood Farm
Hall Lane
Old Hill
Tall Trees
Black Hill
Mobile Home Park
Canham's Hill
Track
Maternity Home
Lawn Plantation
Drains
Bone Road
Carter Rd
Carter Road
George
George Drive
Taylor Close
Drayton
Station Road
Sta (dis)
PO
Fairview Close
Pavilion
Bradshaw Road
0 100 200 300 400 500 metres
n

4. The owner will not within any part of the land shown edged blue on plan 2 at any time after the occupation of any building within phase 1 erect or permit to be erected any farm or any agricultural building

5. The owner will not at any time after the occupation of any building within phase 1 store or accumulate or permit to be stored or accumulated on any part of the land shown hatched blue on plan 2 any farmyard or animal manure or other material which causes or is capable of causing an offensive smell

THE COMMON SEAL of)
BROADLAND DISTRICT COUNCIL)
was hereunto affixed in the)
presence of:)

Chairman of the Council

Chief Executive and Clerk

2203

THE COMMON SEAL of)
DRAYTON FARMS LIMITED)
was hereunto affixed in the)
presence of:-)

Director

Secretary

Dated 14th March 1984.

BROADLAND DISTRICT COUNCIL

and

DRAYTON FARMS LIMITED

AGREEMENT

relating to
Residential development
at Manor Farm, Drayton.
S.52. Town and Country
Planning Act 1971.

K.M.FRANCIS,
District Solicitor & Deputy Clerk,
Broadland District Council,
Thorpe Lodge,
Yarmouth Road,
Norwich, NR7 ODU.